

FINAL

PRELIMINARY SITE ASSESSMENT REPORT

FOR

UNITED STATES ARMY RESERVE CENTER
LONG BEACH



U.S. ARMY CORPS OF ENGINEERS
SACRAMENTO DISTRICT
CONTRACT NO. DACW05-97-D-0035

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EXECUTIVE SUMMARY

Brown and Caldwell conducted a Preliminary Site Assessment (PSA) at the United States Army Reserve Center (USARC) Long Beach in November and December 1998, the results of which are documented herein. USARC Long Beach has been listed in the Installation Restoration Program (IRP) due to the results of previous soil sampling in unpaved areas of the site. In response to the results of a Preliminary Assessment/Site Investigation conducted by others in June 1998 for several IRP sites including USARC Long Beach, the California Environmental Protection Agency Department of Toxic Substance Control (DTSC) requested operational history and site setting information. This PSA was conducted in part to gather historic facility operational information and geologic/hydrogeologic information for the DTSC. This PSA also was conducted to provide sufficient data to adequately support a decision regarding the need for further site assessment or, ultimately, for removal of the site from the IRP.

The 4.45-acre parcel was acquired from the Navy in 1958 for construction of an Army Reserve Training Center. USARC Long Beach was constructed in 1960 as a two unit 400-man training center. Numerous reserve units of the 63D Regional Support Command (RSC) have been assigned to the facility since its construction, including Engineering Unit 663, Replacement Battalion 377, and Topographic Unit 359. Personnel Specialists Unit 376 is currently assigned to the facility.

No evidence of an unauthorized release was found during PSA data collection and evaluation. PSA results suggest that historic waste generation at the facility was limited and that underground storage tanks have not been present at the site to date. No hazardous wastes are currently generated or stored on site. No hazardous materials, other than small amounts of office-type chemicals, paint and several vehicle batteries, are currently stored at the facility. The results of pathway analyses indicate that potential historic spills to surface soil are unlikely to impact groundwater or surface water.

Although no documented release of hazardous substances has been found in available records, surface and shallow subsurface soil-sampling was conducted at the site in January 1997 at the request of the facility, and again in June 1998 during a preliminary assessment/site investigation (PA/SI). Initially, the facility requested that the northeast corner of the site be sampled due to lack of vegetation. All unpaved areas lacking vegetation were subsequently sampled.

Analytical results of soil samples suggest that the lack of vegetation is not a result of hazardous waste or substance releases. More likely, the lack of vegetation is due to insufficient water and/or poor soil conditions in these areas. The analytical results of the soil samples appear to represent background soil characteristics of surface and near surface (less than 5 feet below grade) soil.

The findings of this PSA suggest that soil samples collected during the previous investigations at the site were not collected from areas of where facility operations associated with hazardous substance use, waste generation, or storage took place.

Further assessment of soil and groundwater has been requested by the DTSC in three areas identified as having historic potential to release hazardous waste to surface soil. These areas of concern include:

- the former drum storage area located near the existing hazardous waste storage facility;
- former drum storage area for printing process wastes located near the existing loading dock; and
- existing vehicle wash rack and three-stage clarifier

The existing three-stage clarifier associated with the vehicle wash rack should be permitted for discharge of treated water to the sanitary sewer. According to the sources interviewed during this PSA, permitting of the clarifier is in progress.

No surface water bodies or sensitive environments were identified within a one-mile radius of the site. In addition, given the depth to drinking water of 300 feet bgs and the low intrinsic permeability of the near surface and deeper materials underlying the site, a release to drinking water is improbable. With respect to potential small surface spills at the site, the clay layer in the near surface would provide a barrier to downward migration and therefore inhibit release of hazardous constituents to first water, which is anticipated at approximately 50 feet bgs.

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LIST OF ACRONYMS

AMSA	Area Maintenance Support Activity
AST	Aboveground Storage Tank
bgs	Below ground surface
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes
Cal-EPA	California Environmental Protection Agency
COE	United States Army Corp of Engineers
DRMO	Defense Reutilization and Marketing Office
DRMS	Defense Reutilization and Marketing Service
DTSC	Cal-EPA Department of Toxic Substance Control
DWR	California Department of Water Resources
EDR	Environmental Data Resources
FEMA	Federal Emergency Management Act
IPR	Installation Restoration Program
LADPW	Los Angeles County Department of Public Works
mg/kg	Milligrams per Kilogram
MSL	Mean Sea Level
OMS	Organizational Maintenance Shop
PA/SI	Preliminary Assessment/Site Investigation
PCB	Polychlorinated Biphenyls
POL	Paint, Oil, and Lubricant
POV	Privately-Owned Vehicles
PRG	USEPA Preliminary Remediation Goals
PSA	Preliminary Site Assessment
RSC	Regional Support Command
RWQCB	Regional Water Quality Control Board
SVOC	Semi-Volatile Organic Compound
TPH	Total Petroleum Hydrocarbons
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
USARC	United States Army Reserve Center
VOC	Volatile Organic Compound
WRD	Water Replenishment District of Southern California

1.0 INTRODUCTION

Brown and Caldwell has been contracted under Contract No. DACW05-97-D-0035 issued by the Department of the Army Corps of Engineers (COE) to perform a Preliminary Site Assessment (PSA) at the United States Army Reserve Center (USARC) Long Beach. USARC Long Beach, one of many reserve centers within the United States Army 63D Regional Support Command (RSC), is an active training facility located at 3800 E. Willow Street in Long Beach, California.

The Installation Action Plan for the 63D RSC, dated March 1998, listed USARC Long Beach in its Installation Restoration Program (IRP) due to the results of limited soil sampling in several unpaved areas of the site. As a result of the IRP listing, a limited Preliminary Assessment and Site Investigation (PA/SI) was conducted by others at the site in April 1998. Based on the results of the PA/SI, the site is rated "low risk" under the IRP Relative Risk Site Evaluation. Further discussion of these previous investigations is provided in Section 2.3 of this report.

The documented results of the PA/SI (Woodward-Clyde, 1998) were submitted to the California Environmental Protection Agency (Cal-EPA) Department of Toxic Substance Control (DTSC) in July 1998. In a letter dated July 20, 1998, the DTSC stated that it was unable to adequately evaluate the PA/SI results without additional information regarding historical site usage, past operational activities, site geology, and depth to groundwater information. A copy of the DTSC letter is provided in Appendix A.

The PSA results documented in this report address the DTSC comments and provide further characterization of the site with regard to the presence or evidence of a release of possible contamination

1.1 PURPOSE

The purpose of this report is to document the results of the PSA conducted by Brown and Caldwell in November and December 1998. The PSA was conducted to:

- evaluate the potential for contamination at the site;
- evaluate the potential for release of hazardous substances to the surface or subsurface and associated sensitive receptors;
- compile the historical, operational and geological data requested by the DTSC, and
- provide sufficient data to adequately support a decision regarding the need for further site assessment or, ultimately, for removal of the site from the IRP.

Soil sampling was not conducted as part of this PSA. However, this report does provide a discussion of the previous sampling events at the site and an evaluation of the sample results.

1.2 SCOPE OF SERVICES

The scope of the PSA included research and review of file information, personnel interviews, on-site and off-site reconnaissance, map and literature review, and a target survey. The following sections provide details of the PSA activities.

1.2.1 Facility Inspection

Facility inspection occurred on November 18, 1998. Brown and Caldwell coordinated the inspection with Ms. Shyamala Sundaram, the 63D RSC Project Manager assigned to the project, and Mr. Frank Williams, the current Facility Manager. Photographs taken during the inspection are provided in Appendix B.

1.2.2 Personnel Interviews

Interviews were also conducted on November 18, 1998 with Ms. Sundaram and Mr. Williams regarding the type of activities currently and historically conducted at the facility. On December 11, 1998, Brown and Caldwell also interviewed Mr. Mark Cutler, 63D RSC Real Estate Specialist, regarding former occupants of the property.

1.2.3 Historical Aerial Photograph Review

Brown and Caldwell reviewed aerial photographs of the site and surrounding areas on November 4, 1998 at Continental Aerial Photo, Inc., in Los Angeles, California. Photographs spanning the period from 1928 through 1997 were reviewed. Environmental Data Resources (EDR) also provided aerial photographs and topographic maps for the period spanning 1947 through 1994. Appendix C contains these materials and descriptions of reviewed photographs.

1.2.4 Facility File Review

Brown and Caldwell researched files provided by the 63D RSC Engineers Office, Army COE Real Estate Section, Defense Reutilization and Marketing Service (DRMS), Defense Reutilization and Marketing Office (DRMO), the National Archives, and the Cal-EPA DTSC for information regarding historical land usage, past and present on-site operations, and records of waste management. Copies of real estate documents are provided in Appendix D. Available manifests documenting waste disposal from the site are provided in Appendix E.

1.2.5 Regulatory Agency Records Search and Review

Brown and Caldwell subcontracted EDR to conduct a data base search of regulatory agency records for potential hazardous materials release sites within a one-mile radius of USARC Long Beach. Brown and Caldwell then reviewed the agency records for select sites identified by the data base search. Files were reviewed at the State of California Regional Water Quality Control Board Los Angeles Region (RWQCB), the Cal-EPA DTSC, and the City of Long Beach Health Department and City of Long Beach Health Fire Department. Summaries of the file reviews and a copy of the EDR report are provided in Appendix F.

1.2.6 Literature Search and Map Studies

Brown and Caldwell conducted literature search and map studies to obtain data regarding geological and hydrogeological conditions in the site vicinity. Section 5.0 lists all references used in the preparation of this report.

1.2.7 Vicinity Reconnaissance and Target Research

Off-site reconnaissance also occurred on November 18. Brown and Caldwell surveyed current adjacent land uses and sensitive populations such as schools, hospitals, or daycare facilities, and environmental receptors associated with surface water bodies, within a one-quarter-mile radius of the site. In addition, information regarding local groundwater use was provided to Brown and Caldwell during several telephone interviews with water management entities including the City of Long Beach Water Department, the Los Angeles County Department of Public Works (LADPW), and the Water Replenishment District of Southern California (WRD). Appendix G contains well survey information provided by the WRD and the City of Long Beach Water Department.

1.3 REPORT STRUCTURE

This PSA Report is organized in the following manner:

- Section 1 provides an introduction, states the purpose of the report, and describes the scope of services
- Section 2 presents site background, including site description, operational history, waste characteristics, and a discussion of previous site sampling results. This section also discusses documented hazardous constituent releases from other properties in the near site vicinity.
- Section 3 contains a hazard assessment for the site, presenting pathway analyses that include descriptions of the local geology, hydrogeology, hydrology, climate, and site soils. The results of the target survey are also presented in this section
- Section 4 presents conclusions and recommendations.
- Section 5 provides a list of references used in the preparation of this report
- Supporting documentation is supplied in the Appendices as stated in the Table of Contents and referenced throughout the text.

1.4 LIMITATIONS

This PSA was prepared by Brown and Caldwell solely for the COE and the United States Army in accordance with the standards of the environmental consulting industry at the time the services were performed, and in accordance with Contract DACW05-97-D-0035. We have relied on information provided by the COE, the 63D RSC, and other parties and, unless otherwise expressly indicated, have made no independent investigation as to the validity, completeness, or accuracy of such information. This report makes no warranty that no additional environmental impact exists at this site beyond that described in this report.

2.0 BACKGROUND

This section provides the site description, operational history, and waste characteristics. The section includes a description of previous investigations conducted at the site and a discussion of the associated soil sample analytical results. Also presented is a brief discussion of several off-site properties located within a one-mile radius of USARC Long Beach with documented hazardous-constituent releases to the subsurface.

2.1 SITE DESCRIPTION

USARC Long Beach, also known as Schroeder Hall, is an active training facility located on the southeast corner of Willow Street and Grand Avenue in Long Beach, California (Figure 2-1). The site is located approximately one-quarter mile southwest of Interstate 405 at Lakewood Boulevard, approximately one-half mile northeast of Signal Hill. The Long Beach Airport is approximately one-half mile north of the site. The training facility has been in operation for approximately 39 years.

2.1.1 Physical Characteristics

Two permanent buildings exist on the 4.45-acre site, including the administrative building, which houses class rooms, offices and an auditorium, and a 3-bay (former) Organizational Maintenance Shop (OMS) currently storing office equipment and field supplies. In addition to these structures, a concrete wash rack, a 3-stage oil/water separator, a hazardous waste storage facility, a hazardous materials storage locker, and a vehicle loading dock currently are present on site. Underground and aboveground storage tanks (USTs and ASTs, respectively) are not present on site.

Most of the site is paved with asphaltic concrete. Unpaved areas include the northeast corner of the property, which is a 25- by 30-foot area outside the fenced complex and adjacent to Willow Street and a neighboring residence. During the November 1998 facility inspection, no vegetation was observed in this area; Mr. Williams advised that none has been present since 1994. Water sprinklers were not observed in this area. A second unpaved area is the southwest corner of the property, which is a 0.6-acre area that is vegetated with grass and wild plants. This area was outside the fenced compound until the early 1980's. Other unpaved areas include the planter strip along the east side of the administration building and a narrow strip in the privately-owned vehicle (POV) parking lot between the end of the pavement and a retaining wall at the south property border (Figure 2-2).

The City of Long Beach Utilities Department provides water, gas, and sewer services to the site. Surface drainage is accomplished through sheet flow along site grading and over facility driveways to the existing drainage system on Willow Street. Along the south property line, sheet flow from adjacent property is diverted to run along the boundary to Vernon Street. Storm drains maintained by the City of Long Beach capture surface drainage at Vernon Street, south of the site, and at the intersection of Willow Street and Belmont Avenue, east of the site. Figure 2-2 is a scaled site map showing site dimensions, borders, buildings, other structures, pavements,

surface drainage patterns, utilities, and adjacent properties. Photographs taken of the site during facility inspection are presented in Appendix B.

2.1.2 Setting

The local topography reflects the Newport-Inglewood Structural Zone, the dominant structural feature in the Long Beach area. The Zone is characterized by the northwest-trending, left-stepping, en-echelon faulting (Randel et al. 1983), and has generated the northwest-southeast-trending line of hills including Signal Hill just southwest of the site and Dominguez Hill, Rosecrans Hills and Baldwin Hills further to the northwest of the site. From Signal Hill, topography slopes with respect to the site to the northeast and east from elevations near 300 feet above Mean Sea Level (MSL). Site elevation is approximately 40 feet above MSL according to topographic maps of the area. Historic topographic maps are included in Appendix C.

Signal Hill is the topographic expression of the Long Beach Anticline, which contains the Long Beach Oil Field. Oil production in the Signal Hill area, southwest, west, and northwest of the site, has been the primary land use of that area since at least the 1920's. Agriculture was another primary use of land near and at the site location until the 1940's. Residential development in the vicinity began around 1945. Land uses supporting military operations, especially housing, and airport construction and operation were substantial in the vicinity since at least the 1940's. At the time of USARC Long Beach facility construction in 1960, land to the north of the site, across Willow Street, had undergone development for commercial use. The 405 Freeway was completed prior to 1964. Residential developments existed to the east and southeast, as they do currently. A Navy housing development was present immediately south of the site, and a Navy Hospital, built early in 1960's, was located immediately west of the site.

Currently, properties adjacent to the site include residences to the east and southeast, commercial and light industrial facilities to the north and south, the City of Long Beach Health Department to the southwest and The Crippled Children's Hospital to the west. There were no wetlands or other sensitive environments identified within a one-mile radius of the site.

2.2 OPERATIONAL HISTORY AND WASTE CHARACTERIZATION

Real estate records indicate that the site was part of a 601.4-acre parcel taken by the U.S Public Housing Authority in 1945 from Aircraft Builders, Incorporated. Records dated 1946 show that Aircraft Builders and Bixby Land Company maintained the rights to oil, gas, and other hydrocarbon substances beneath the parcel, but did not maintain the right to use the surface of the parcel.

The site remained undeveloped through the 1950's. Real estate records show that in 1956 the site was included in a 25.06-acre parcel transferred from the U.S Public Housing Authority to the Navy (Lexington Housing Rental Complex). In 1958, the Navy transferred a 445-acre undeveloped parcel (subject property) to the Army for construction of the Army Reserve Training Center. Copies of real estate records are provided in Appendix D.

USARC Long Beach was constructed in 1960 as a two unit 400-man training center. Numerous reserve units of the 63D RSC have been assigned to the facility since its construction, including Engineering Unit 663, Replacement Battalion 377, and Topographic Unit 359. Documentation of all the units assigned to the facility since 1960 is unavailable. Vehicles maintained by the facility historically and currently are used to transport personnel and equipment to field exercises. Minor maintenance of these vehicles, such as fluid and filter changes, took place at the on-site OMS during the period spanning 1960 to 1990.

2.2.1 Current Site Use

Reserve Unit 376, Personnel Specialists, is currently assigned to the facility. Their mission is to provide documentation support for combat units, such as reviewing documentation of active duty personnel prior to mobilization. Chemical use includes small amounts of household-type cleaning materials and copy/print machine chemicals for daily operations, as well as small amounts of solvents for cleaning weaponry. Other stored materials observed during the November 1998 facility inspection included several cans of spray paint, several small containers of garden-variety pesticides, and several vehicle batteries. The containers observed were in good condition and were properly stored. Evidence of disposal of chemicals was not observed on the site. No waste storage was observed at the site during the November 1998 inspection. Dumpsters and sanitation services are provided by Si Nor, Incorporated. Mr. Williams advised that no chemical storage other than that noted above has occurred at the site since 1993.

2.2.2 Historic Waste Generation

USEPA Number CA7210490374 was established for the site in 1984. Available waste manifests documenting waste disposal from the site under CA7210490374 are summarized in Table 2-1 and provided in Appendix E. Documentation of waste disposal prior to 1991 is unavailable. The reserve units managed waste disposal through individual contractors until approximately 1990; waste disposal has been managed through the DRMO since that time. The most recent documentation of waste disposal from the site provided by the DRMO is from 1995.

Known facility operations and site locations with the potential to release hazardous waste are described below. Descriptions are based on facility inspection, personnel interviews, and data documented in two reports: the Property Report prepared for the United States Army Toxic and Hazardous Materials Agency by Roy F. Weston (Weston) in 1989 (Property Report), and the Site Survey Activities HTRW Investigations prepared for the 63D RSC by Harding Lawson Associates (HLA) in 1996 (Site Survey).

2.2.2.1 Organizational Maintenance Shop (OMS)

The USARC Long Beach OMS operated from 1960 until 1990, and currently stores office equipment and field supplies. The intended use of the OMS was minor facility vehicle maintenance involving fluid changes. More complex vehicle maintenance occurs at 63D RSC Area Maintenance Support Activities (AMSA). There are six AMSA centers within the 63D RSC, the nearest of which is located in Los Alamitos, California, approximately 5 miles from the site.

Documentation of the types of materials used and wastes generated as a result of the USARC Long Beach OMS operation is given in the Property Report. The report noted two storage areas inside the OMS: a paint, oil, and lubricant (POL) storage room located in the northwest corner, and a waste storage area located in the southwest corner. A drum storage area located outside the OMS is discussed in Section 2.2.2.2.

The Property Report describes the POL storage room as having a concrete floor, no floor drains, and a containment curb. These features were verified during the November 1998 facility inspection. POL storage quantities documented in the Property Report totaled 150 gallons, described as oil, paint, thinner, methanol, and aromatic naphtha. The period over which this waste accumulated was not documented. The largest container documented was a 55-gallon drum. During facility inspection in November 1998, the POL storage room was empty and was observed to be clean with no visible staining.

Waste solvents generated by parts cleaning were stored in the waste storage area. An accumulation of one gallon was stored in this area as documented in the Property Report. The time period over which this waste accumulated was not documented. No waste storage or staining in this area was observed during the November 1998 facility inspection.

2.2.2.2 Drum Storage Area and Hazardous Waste Storage Facility

The Property Report identified a drum storage area located just south of the wash rack and oil/water separator, near the present location of the hazardous waste storage facility. According to the Property Report, drums were stored on pallets above asphalt with no secondary containment. Associated waste quantity was reported as six 55-gallon drums storing waste oil, waste solvent, waste brake fluid, and waste hydraulic oil. The time period over which these wastes accumulated was not documented. Drums were disposed through the DRMO. During the facility inspection in November 1998, drums containing wastes were not present in this area.

The hazardous-waste storage facility was installed in 1989. Mr. Williams advised that this facility has not been used. The area is secured by fencing and covered by metal roofing. The floor of the bermed area slopes to a drain that is connected to the oil/water separator. During facility inspection in November 1998, all drums located in this area were empty, and no waste storage or staining was observed. The bermed area was dry and free of cracks.

2.2.2.3 Hazardous Materials Storage Locker

A transportable hazardous materials storage locker has recently been placed on site. Mr. Williams advised that chemicals have not been stored in the locker. During the November 1998 facility inspection, the locker was reportedly empty.

2.2.2.4 Vehicle Wash Rack and Oil/Water Separator

Installation of the concrete wash rack may have been during the original facility construction. The oil/water separator was added in the mid 1970s. Wash water drains through the oil/water separator, which is connected to the municipal sewer system as shown on Figure 2-2. According to the Property Report, five vehicles per month were washed at the rack, and disposal of separator oil was arranged as needed through Fort Ord with a civilian contractor. The Site

Survey (HLA, 1996) stated that the oil/water separator should be properly closed or permitted, and noted that the storm water diversion valve was present but not operational. The report also recommended that a cover for the wash rack and oil/water separator be constructed. Mr. Williams advised that the wash rack-oil/water separator system has not been in use for two years. Permitting for discharge of the system's wastewater to the municipal sewer system is in progress.

2.2.2.5 Other Waste Generating Operations

Documentation of waste generated by Topographic Unit 359 operations was given in the 1989 Property Report. Unit 359's photographic lab and printing equipment were housed in four semi-trailers (18-wheel size) located in the same general area as the loading dock is today (Figure 2-2). Chemicals and inks were stored in small containers inside the trailers. Process wastes were stored in drums located on the asphalt outside the trailers; no secondary containment of the drums was present at that time. The report stated that one printing van had a cleaning hose running outside to a waste drum. The report also noted that drum disposal was by a contractor. Associated waste quantity was reported as two 55-gallon drums. The time period over which these wastes accumulated was not documented. During facility inspection in November 1998, no drums were present in this area.

2.3 PREVIOUS INVESTIGATIONS

Although no documented release of hazardous constituents has occurred at the site, soil-sampling events were conducted at the site in January 1997 and June 1998. Initially, the facility requested that the northeast corner of the site be sampled due to lack of vegetation. All unpaved areas subsequently were sampled. The second sampling event was associated with the PA/SI performed by Woodward-Clyde in June 1998. Sampling again occurred in unpaved areas lacking vegetation. Results of these events are described and discussed below. Sample locations are shown on Figure 2-3. Tables 2-2 and 2-3 summarize the soil sample analytical results.

2.3.1 Soil Sampling

In January 1997, fourteen soil samples were collected from approximately 1 foot below ground surface (bgs). Sample analyses included total petroleum hydrocarbons (TPH) by USEPA Methods 418.1 and 8015 and benzene, toluene, ethylbenzene, and total xylenes (BTEX) by USEPA Method 8020. Analysis by Method 418.1 revealed low concentrations in all samples collected; concentrations were below 17 milligrams per kilogram (mg/kg) in all but one sample, which exhibited a concentration of 73.4 mg/kg. According to the laboratory report, the petroleum hydrocarbons were higher molecular weight components, described as oil or oil related compounds. Method 8015 did not detect hydrocarbons. Toluene was detected in several samples near the detection limit of 0.01 mg/kg. No other volatile aromatic constituents were detected (Truesdail, 1997).

In June 1998, eleven soil samples were collected from approximately 3 to 5 feet bgs from the unpaved site areas and from the lawn area along Willow Street. All samples were analyzed for volatile organic compounds (VOCs) by USEPA method 8260B, semi-volatile organic compounds (SVOCs) by USEPA Method 8270; TPH as gasoline and diesel by USEPA Method 8015, polychlorinated biphenyls (PCB) by USEPA Method 8082; and metals by USEPA Method

6010A/7000. Fourteen metals were detected in low concentrations in all soil samples. Petroleum hydrocarbons were detected in one soil sample at a concentration of 2.9 mg/kg; the carbon range of the detected hydrocarbons was heavier than standard for extractable organics. All other constituents were below detection limits in all samples (Woodward-Clyde, 1998).

2.3.2 Discussion of Results

Hydrocarbon concentrations detected by Method 418.1 from the initial soil-sampling event were well below 100 mg/kg, a preliminary action level typically assigned by regulators for soil. Further, distribution of the low-level detections with respect to historic waste generation or storage areas suggest that concentrations may not be associated with facility use. Several studies regarding the use of USEPA Method 418.1 for the determination of TPH have shown that the method does not distinguish between naturally occurring organic compounds and petroleum hydrocarbons (George, 1992). Based on the studies, the hydrocarbon levels detected in the samples by Method 418.1 are reasonable concentrations for soils with high levels of non-petroleum organic compounds, such as those associated with agricultural land use.

All metal concentrations detected in samples were within the natural background range for California soils according to the Kearny Foundation of Soil Science Special Report "Background Concentrations of Trace and Major Elements in California Soils" (Bradford, et al, 1996). All detected concentrations except arsenic were also below their respective USEPA Preliminary Remediation Goal (PRG) for industrial soil. Arsenic concentrations ranged from 1.8 mg/kg to 6.3 mg/kg; these concentrations are within natural background range, reported as 0.6 to 11.0 mg/kg in the Kearny study (Bradford, et al, 1996). The industrial PRGs based on a one-in-one-million cancer risk and on non-cancer endpoints are 3 mg/kg and 480 mg/kg, respectively (USEPA, 1998). As discussed in the PA/SI Report (Woodward-Clyde, 1998), USEPA recognizes that naturally occurring arsenic frequently is higher than the soil PRG set equal to a one-in-one million cancer risk, and has therefore provided the alternative PRG. Sample collection locations and distribution of concentrations provide further support that levels represent background levels. Samples collected from the lawn area along Willow Street exhibited concentrations very similar to the rest of the data set. Samples were not collected from historic waste generation or storage areas.

Results of samples collected from the northeast corner of the facility were similar to the entire data set, suggesting that the lack of vegetation in this area does not result from contamination by the analytes. As stated in Section 2.1.1, lack of vegetation could be due to insufficient water during summer months in these areas.

2.4 VICINITY CORTESE AND LUST SITES

Regulatory agency file review for properties within a one-mile radius of USARC Long Beach revealed several documented releases of hazardous constituents in the site vicinity. All releases were from USTs storing fuels, solvents, waste oils, or alcohol. Groundwater impact by diesel and gasoline is documented at properties located to the east, southeast, southwest, northwest, and north of the site. Free product has been found in monitoring wells at several of these locations. One location, less than 1/2 mile north of the site at the Long Beach Airport, measured 12 to 15

feet of jet fuel in a monitoring well in 1987 and again in 1998. Appendix F contains file review summaries.

3.0 HAZARD ASSESSMENT

The potential for hazardous constituent release at the site has been evaluated on the basis of current and historical site operations, documented waste storage and disposal quantities, local geology, hydrogeology, climate, and surface hydrology. The results of this evaluation are discussed below within the context of potential exposure pathways and targets of concern

3.1 PATHWAY AND TARGET ANALYSIS

Although detailed documentation of historic waste generation and storage is unavailable, the existing documentation, as well as the intended facility use and the results of personnel interviews suggest that waste generation at the facility was limited. No evidence of surface spill, such as visible staining on paved surfaces or soil, or stressed vegetation was observed at the site during inspection, and none was documented in the Property Report (Weston, 1989) or the Site Survey (HLA, 1996). The lack of vegetation in the northeast corner of the property was not associated with visible staining, and may have resulted from insufficient water. Pavements were observed to be well maintained and in good repair throughout the facility during the November 1998 facility inspection. No hazardous waste is currently generated or stored on site.

Ms. Sundaram has advised that no USTs have been present on site historically. Therefore, the following pathways are evaluated with respect to a potential historical spill of hazardous constituents to surface soil.

3.1.1 Groundwater and Drinking Water Wells

According to research documented in the State of California Department of Water Resources (DWR) Bulletin Number 104 (DWR, 1961), groundwater under the site resides in two formations, the Lakewood and San Pedro Formations. The stratigraphic sequence under the site, based on Bulletin 104, includes the Bellflower aquiclude at or near the surface, underlain sequentially by the groundwater bearing formations listed above.

The Bellflower aquiclude extends to approximately 40 feet bgs and is described as composed primarily of clays and silty clays, with extensive lenses and pockets of sandy or gravelly clays in some areas. Site specific information contained in a 1959 soil report prepared for facility-construction planning documented 6 to 7 feet of predominantly fat clays overlying erratic mixtures of lean clays, silts and fine-grained sands to 30 feet bgs (Army, 1959). The penetration resistance indicated that the materials are stiff clays and medium to dense silts and sands. Groundwater was not encountered during the investigation (Army, 1959). Given the low intrinsic permeability of clay and associated low hydraulic conductivity, these near-surface materials would inhibit the downward movement of hazardous constituents potentially spilled to surface soil.

The Lakewood Formation includes Recent Alluvium extending to approximately 50 feet bgs, underlain by the Artesia Aquifer to approximately 100 feet bgs, underlain by an unnamed aquiclude to approximately 150 feet bgs, underlain by the Gage Aquifer to approximately 200

feet bgs. The San Pedro Formation includes an unnamed fine-grained member from 200 to 300 feet bgs, underlain by the Lynwood Aquifer from 300 to 350 feet bgs, the Silverado Aquifer from 400 feet to 650 feet bgs, and the Sunnyside Aquifer from 800 to 1050 feet bgs. Fine-grained members within the San Pedro are interbedded with these aquifers as shown on cross-sections presented in Bulletin 104.

Based on the stratigraphy described above, depth to first water under the site is approximately 50 feet bgs in the Artesia Aquifer. Gauging data, provided by the Los Angeles Department of Public Works (DPW) for a monitoring well near the site (796-A3), also indicates that depth to first water is approximately 51 feet bgs as measured on February 16, 1998. No groundwater gradient information was obtained for the Artesia or Gage aquifers in the site vicinity. Gradients in the deeper aquifers are generally directed to the southwest. According to the Mr. Ragland of the City of Long Beach Water Department, drinking water is not produced from the shallow aquifers within the Lakewood Formation for municipal or domestic use. The City does produce groundwater for municipal use from depths of 300 feet and greater, utilizing the Lynwood, Silverado and Sunnyside Aquifers. All production wells utilized by the City contain a 300-foot sanitation seal between ground surface and drinking water aquifers. According to Mr. Ragland, no violations have been reported for these wells. All of the drinking water production wells produce water that is treated at the City's groundwater treatment facility located at the corner of Redondo Avenue and Spring Street in Long Beach. Well survey data provided by Mr. Ragland and by the WRD is provided in Appendix G.

Given the depth to drinking water of 300 feet bgs and the low intrinsic permeability of the near surface and deeper materials above this depth, a release to drinking water is highly unlikely. With respect to potential small surface spills at the site, the clay layer in the near surface would provide a barrier to downward migration and therefore inhibit release of hazardous constituents to first water, which is anticipated at approximately 50 feet bgs.

3.1.2 Surface Water and Environmental Receptors

No surface water bodies or associated sensitive environments have been identified within a one-mile radius of the site. As discussed in Section 2.1.1 and shown on Figure 2-2, surface drainage at the site is accomplished through sheet flow directed into drainage structures along Willow and Vernon Streets. The storm drain system maintained by the City of Long Beach collects the flow downstream at Belmont Avenue and at Vernon Street. The nearest down gradient outfall to surface water is approximately 4 miles to the east of the site

Precipitation commonly occurs between November and March, and is generally less than 12 inches annually. Annual pan evaporation for the Long Beach Airport is approximately 63.6 inches (National Weather Service 1982). The site is located in Flood Zone C, "areas of minimal flooding" based on the Federal Emergency Management Agency (FEMA) Flood Zone Map, Community Panel Number 060136-0010B (September 15, 1983).

Given the distance from the site to surface waters, the amount of precipitation, flood frequency and the probable limited waste generation at the site, a release to surface water is highly unlikely.

3.1.3 Air and Soil Exposure

Mr. Williams and Ms. Sundaram have advised that no evidence of hazardous constituent release to air, such as odors or adverse health effects, have been reported for the site. No odors were observed during facility inspection in November 1998. No areas of potential contamination, such as visible surface staining of soil or hazardous waste storage, were observed during the facility inspection in November 1998. Areas of the site associated with historic waste generation and storage are paved with asphalt that is unstained and in good condition. Near surface sampling results from unpaved areas of the site do not suggest the presence of released hazardous constituents in those areas. Detected metal concentrations in soil are well within natural background levels for California soils (Bradford, et al, 1996) and do not appear to be associated with historical facility operations.

4.0 CONCLUSIONS AND RECOMMENDATIONS

No evidence of an unauthorized release was found during PSA data collection and evaluation. Although detailed documentation of historic waste generation and storage is unavailable, existing documentation viewed with respect to intended facility use and the results of personnel interviews suggest that waste generation at the facility was limited. USTs have not been present at the site. The results of pathway analyses indicate that potential spills to surface soil are unlikely to impact groundwater or surface water. Historic operational areas where hazardous wastes were generated or stored are paved, and no visible staining of these pavements was observed during facility inspection in November 1998. Based on the facility inspection and interviews, no hazardous wastes are currently generated or stored on site. No hazardous materials, other than small amounts of office-type chemicals, paint and several vehicle batteries, are stored at the facility.

Evaluation of the results of previous soil sampling at the site indicate that sample collection was not conducted in areas of historical facility operations associated with hazardous waste generation or storage. Sample results appear to represent background soil characteristics. Samples collected from the northeast corner of the property indicate that this area is not impacted with the analytes. The lack of vegetation in these areas are likely the result of insufficient irrigation and/or poor soil conditions for vegetation.

Based on the review of the draft version of this PSA (January 1999), the DTSC has determined that confirmatory sampling of soil and groundwater is required. The three areas identified as having the historic potential to release hazardous waste to surface soil include:

- the former drum storage area located near the existing hazardous waste storage facility;
- the former drum storage area for printing process wastes located near the existing loading dock; and
- the existing vehicle wash rack and three-stage clarifier

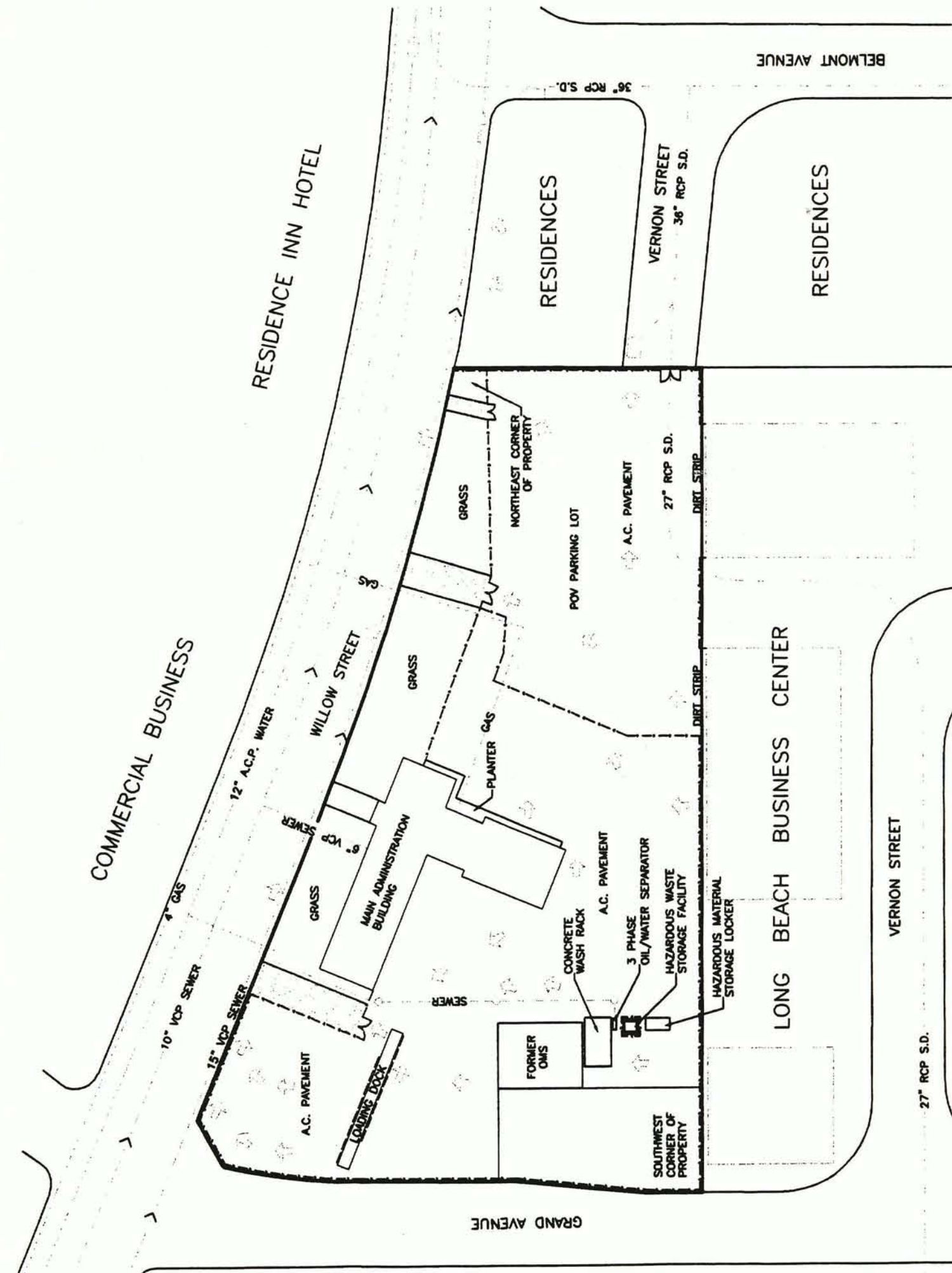
However, no direct evidence of releases were observed during the site inspection or found in the existing documentation and the likelihood of soil or groundwater contamination in these storage and process areas appears to be minimal. A copy of the DTSC's letter regarding the draft PSA is provided in Appendix A.

In addition, as suggested in the Site Survey (HLA, 1996), and refer to in the DTSC's letter dated May 6, 1999, we recommend obtaining an industrial waste discharge permit for the existing three-stage clarifier.

5.0 REFERENCES

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CITY OF LONG BEACH
HEALTH DEPARTMENT
CRIPPLED CHILDREN'S
HOSPITAL



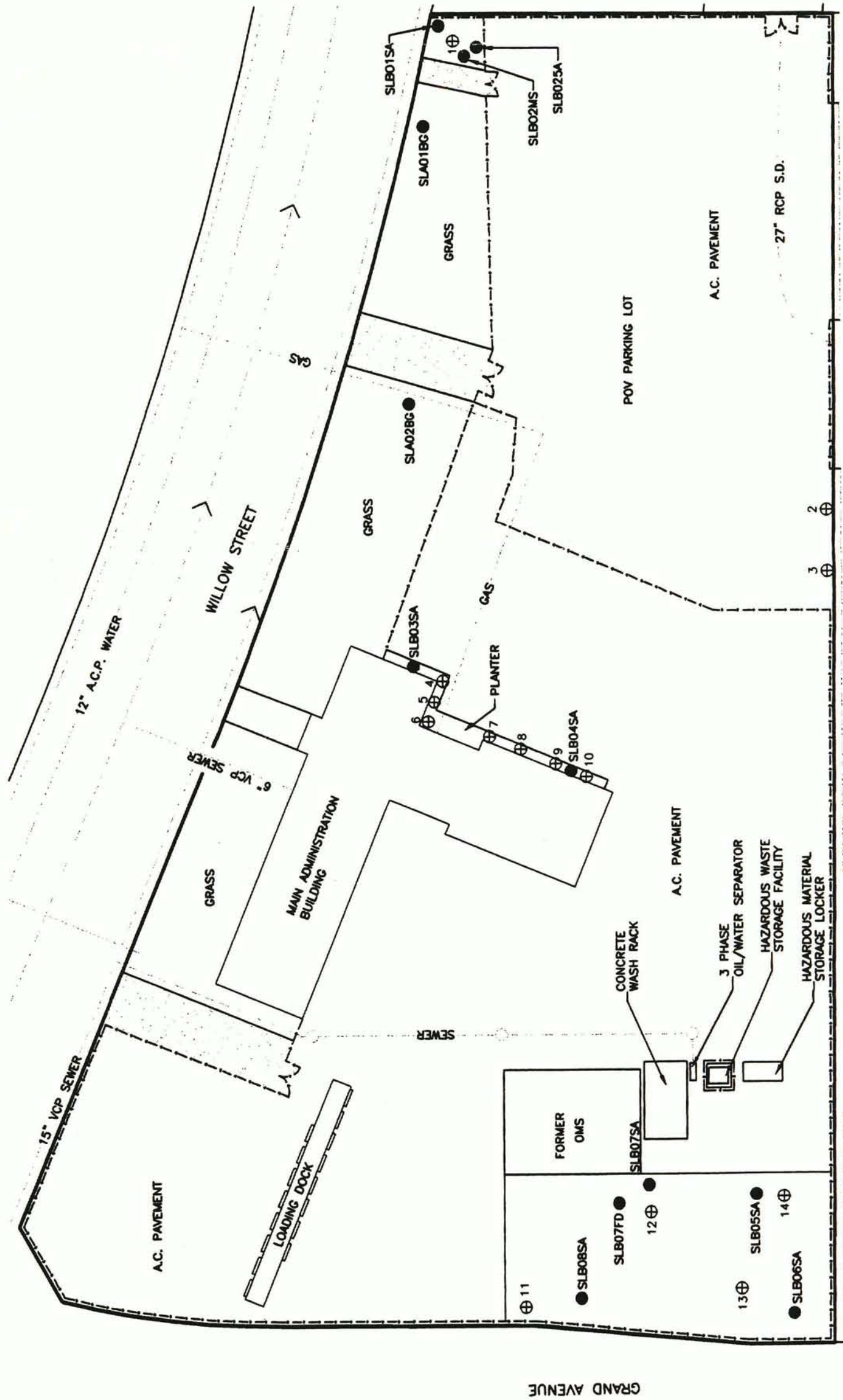
- LEGEND
- FENCE
 - GATE
 - PERSONALLY OWNED VEHICLE
 - POV
 - A.C.
 - ORGANIZATIONAL MAINTENANCE SHOP
 - OMS
 - PROPERTY LINE
 - STORM DRAIN
 - SEWER
 - WATER
 - GAS
 - CATCH BASIN
 - SEWER CLEAN OUT
 - CONCRETE DRIVEWAYS
 - SURFACE DRAINAGE
- NOTE: UTILITIES LOCATIONS ARE ESTIMATED



0 50 100
SCALE IN FEET

FIGURE 2-2
SITE MAP

PROJECT LOCATION	USARC LONG BEACH, CALIFORNIA	DATE	PROJECT NUMBER
		JAN. 1999	7223
		BROWN AND CALDWELL SAN DIEGO, CALIFORNIA	



LEGEND

- 10 ⊕ 1997 SAMPLING EVENT
- SLB04SA ● 1998 PA/SI SAMPLE LOCATION
- FENCE
- ⌞ GATE
- POV PERSONALLY OWNED VEHICLE
- A.C. ASPHALT
- OMS ORGANIZATIONAL MAINTENANCE SHOP
- PROPERTY LINE
- STORM DRAIN
- SEWER
- WATER
- GAS
- CATCH BASIN
- SEWER CLEAN OUT
- CONCRETE DRIVE WAYS

NOTE: UTILITIES LOCATIONS ARE ESTIMATED



0 30 60
SCALE IN FEET

FIGURE 2-3

APPROXIMATE SOIL SAMPLE LOCATIONS

PROJECT LOCATION	DATE	PROJECT NUMBER
USARC LONG BEACH, CALIFORNIA	JAN. 1999	7223
BROWN AND CALDWELL SAN DIEGO, CALIFORNIA		

Table 2-1. Summary of Available Uniform Hazardous Waste Manifests

Date	Manifest Number	California Waste Codes	Waste Quantity	Description
11/20/95	95711433	223 261	10 Kg 1 Kg	Polychlorinated Biphenyls (liquid) Polychlorinated Biphenyls (solid)
8/18/95	93360531	151	20 lbs.	Waste Asbestos
	93360530	331	23 lbs.	Waste Flammable Liquid (Naphtha, Alcohols)
		331	52 lbs.	Non-RCRA Hazardous Waste Liquid (Lab Pack)
		331	2 lbs.	Waste Aerosol Non-Flammable Gas (each < 1L)
		343	80 lbs.	Non-RCRA Hazardous Waste Liquid (water soluble)
6/14/95	93310114	331	176 lbs.	Waste Flammable Liquid (Naphtha, Alcohols)
		331	13 lbs.	Waste Aerosol Flammable (each < 1L capacity)
		331	206 lbs.	Non-RCRA Hazardous Waste Liquid (Lab Pack)
		331	12 lbs.	Waste Aerosol Non-Flammable Gas (each < 1L)
	93310115	792	101 lbs.	Waste Corrosive Liquid (Acetic Acid)
		122	84 lbs.	Waste Corrosive Liquid (Ammonium Hydroxide)
		134	10 lbs.	Waste Dimethyl Sulfate
	93310116	181	80 lbs.	Waste Batteries
10/07/94	93311027	331	356 lbs.	Waste Flammable Liquid (Naphtha, Alcohols)
		331	432 lbs.	Waste Paint-Related Material
		331	2,124 lbs.	Non-RCRA Hazardous Waste Liquid (Lab Pack)
		223	40 lbs.	Non-RCRA Hazardous Waste Solid (oily rags)
	93311028	791	106 lbs.	Waste Corrosive Liquid (Sulfuric Acid)
		132	320 lbs.	Hazardous Waste Liquid (Silver)
01/17/91	90915356	151	15 lbs.	Asbestos Removal (bagged, sealed and labeled)

Kg - Kilograms
lbs - pounds
L - Liter

**Table 2-2. Soil Sample Analytical Results Summary
January 1997**

Sample ID	TPHC EPA 8015M (mg/kg)	TPHC EPA 418.1 (mg/kg)	Benzene EPA 8020 (mg/kg)	Ethylbenzene EPA 8020 (mg/kg)	Toluene EPA 8020 (mg/kg)	Xylenes EPA 8020 (mg/kg)
1	<0.5	5.8	<0.01	<0.01	<0.01	<0.01
2.	<0.5	9.0	<0.01	<0.01	0.059	<0.01
3	<0.5	9.3	<0.01	<0.01	0.037	<0.01
4.	<0.5	15.7	<0.01	<0.01	0.053	<0.01
5	<0.5	16.6	<0.01	<0.01	0.044	<0.01
6.	<0.5	14.6	<0.01	<0.01	0.063	<0.01
7.	<0.5	9.5	<0.01	<0.01	0.058	<0.01
8.	<0.5	15.2	<0.01	<0.01	<0.01	<0.01
9.	<0.5	6.7	<0.01	<0.01	<0.01	<0.01
10.	<0.5	5.9	<0.01	<0.01	<0.01	<0.01
11.	<0.5	73.4	<0.01	<0.01	<0.01	<0.01
12.	<0.5	12.3	<0.01	<0.01	<0.01	<0.01
13	<0.5	7.4	<0.01	<0.01	<0.01	<0.01
14.	<0.5	9.2	<0.01	<0.01	<0.01	<0.01

mg/kg – milligrams per kilogram

< – less than the method detection limit shown

Table 2-3. Soil Sample Analytical Results Summary
June 1998

Analyte	Background Samples (mg/kg)		Investigative Samples (mg/kg)									
	SLB01BG	SLB02BG	SLB01SA	SLB02SA	SLB03SA	SLB04SA	SLB05SA	SLB06SA	SLB07SA	SLB08SA	SLB09SA	
<i>Metals</i>												
Arsenic	6.2	6.3	3.1	2.3	3.4	4	2.8	2.1	1.8	2.9	3.9	
Barium	230	210	170	170	190	190	200	210	170	150	190	
Beryllium	0.25	1	0.63	0.54	0.52	0.77	0.74	0.36	0.59	0.8	0.52	
Cadmium	0.4	1.4	0.92	1.1	0.85	1.1	1	0.7	1.2	0.96	0.8	
Chromium	15	38	26	27	22	31	30	15	25	31	19	
Cobalt	3.8 J	17 J	12 J	11 J	10 J	16 J	11 J	6.5 J	7.9 J	17 J	9.8 J	
Copper	17 J	34 J	21 J	33 J	21 J	26 J	21 J	14 J	19 J	18 J	20 J	
Lead	1.5 J	9.2 J	6.4 J	5.8 J	6.1 J	8.1 J	6.6 J	2.9 J	4.9 J	8.7 J	5 J	
Molybdenum	ND	ND	ND	ND	ND	ND	ND	ND	ND	4.6 J	ND	
Nickel	7.9 J	37 J	21 J	21 J	19 J	27 J	23 J	13 J	18 J	33 J	17 J	
Selenium	ND	0.94	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Thallium	2.5 J	19 J	15 J	14 J	12 J	20 J	17 J	7.8 J	4.3 J	11 J	7.7 J	
Vanadium	11	43	32	34	33	39	35	18	27	40	32	
Zinc	17	84	58	63	46	69	61	30	48	58	46	
<i>TPH</i>	ND	ND	ND	ND	2.9	ND	ND	ND	ND	ND	ND	

mg/kg – milligrams per kilograms

J – Estimated Value

ND – Analyte not detected in sample

TPH – Total Petroleum Hydrocarbons by EPA Method 8015 modified for extractable hydrocarbons

APPENDIX A

DTSC CORRESPONDENCES



Pete Wilson
Governor

Department of Toxic Substances Control

Jesse R. Huff, Director
5796 Corporate Avenue
Cypress, California 90630

July 20, 1998



Peter M. Rooney
Secretary for
Environmental
Protection

Mr. Jeffery B. Armentrout
Technical Manager
Installation Support Section
Department of The Army
Los Angeles District
Corps of Engineers
911 Wilshire Boulevard
Los Angeles, California 90017-3401

Dear Mr. Armentrout:

PRELIMINARY ASSESSMENT/SITE INVESTIGATION (PA/SI) FOR UNITED STATES ARMY RESERVE CENTER, LONG BEACH, CALIFORNIA

The Department of Toxic Substances Control (DTSC) reviewed the above-referenced document, dated June 1998 and received on July 14, 1998. DTSC was unable to adequately evaluate the PA/SI results without the following qualitative and quantitative data gaps:

1. The qualitative data lacking is the background information on the facility historical usage and past operational activities. This qualitative information is important in identifying the potential sampling locations and in performing a reality-check during the analytical data evaluation and interpretation of the targeted potential chemical of concerns.
2. The quantitative information lacking is the surface soil samples, subsurface soil sample, from five to ten feet depth, and groundwater parameters. Additionally, the sample quantitation reporting limit greater than the preliminary remediation goals screening numbers is unacceptable.

DTSC disagrees with the report's conclusion that it appears that no additional sampling may be necessary. Additional soil sampling is required to delineate the vertical and lateral soil contamination and to evaluate the soil contamination potential on groundwater. However, we concur with the recommendation to further evaluate the presence of potential contamination based on additional surface soil and deeper subsurface soil sampling, historical use and past practices, site geology and depth to groundwater.

California Environmental Protection Agency
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Mr. Jeffery B. Armentrout

July 20, 1998

Page 2


If the PA/SI workplan contained the information on the historical usage and past operational activities, please submit a copy of the workplan within two weeks of receipt of this letter. This will enable DTSC to reevaluate the PA/SI report and to provide a focused comment on the PA/SI results.

If you have any questions regarding this letter, please feel free to contact me at (714) 484-5452.

Sincerely,



Omoruyi Patrick
Remedial Project Manager
Federal Facilities Unit A
Southern California Operations
Office of Military Facilities



Department of Toxic Substances Control

Edwin F. Lowry, Director
5796 Corporate Avenue
Cypress, California 90630



Gray Davis
Governor

Winston H. Hickox
Secretary for
Environmental
Protection

May 6, 1999

Ms. Shyamala Sundaram
Department of The Army
Headquarters, 63D U.S. Army Regional
Support Command
P.O. Box 3001
Los Alamitos, California 90720-1301

Dear Ms. Sundaram:

**DRAFT PRELIMINARY SITE ASSESSMENT (PSA) REPORT FOR SCHROEDER
HALL UNITED STATES ARMY RESERVE CENTER (USARC), LONG BEACH,
CALIFORNIA**

The Department of Toxic Substances Control (DTSC) reviewed the above-referenced document, dated March 22, 1999 and received on March 23, 1999. In our letter dated July 20, 1998 we expressed concerns about the lack of background information on the facility historical usage and past operational activities.

The draft PSA report and a visual site inspection provided adequate information to address our previous concerns. The following are our findings:

1. DTSC agrees with the no further action recommendation for the northeast corner of the facility, the no vegetation growth area. The sample results indicated concentrations that were representative of background within this area. Additionally, during our site familiarization visit on March 23, 1999, it became apparent that the lack of vegetation may be due to lack of sufficient water and/or the gravelly-sandy-clayey nature of the soil within this area.
2. DTSC has evaluated the draft PSA results and ascertained that a quantitative confirmatory data is required for the former drum storage area by the current hazardous waste storage unit and the printing process waste former drum storage area. The quantitative information lacking is the surface soil samples, subsurface soil sample, and groundwater data. Please revise section 4.0, recommendations and conclusions to reflect the further action recommendation and submit a workplan within three months of receipt of this letter to address this concern.
3. The PSA report identified wash rack and oil-water separator units at the facility. There were no sample analytical results presented for these units. As a result, DTSC does not

Ms. Shyamala Sundaram

May 6, 1999

Page 2

concur with a no further action recommendation regarding the potential past (historical) and present hazardous substance release at these units. A workplan to address past release at these units would be necessary to obtain regulatory concurrence. However, due to the intermittent operational use of these units, we agree with the 1996 Site Survey recommendation to obtain a permit for the oil/water separator to ensure that these units are properly investigated and closed in the future. The draft PSA, page 2-5 should be revised and the final PSA should reflect the USARC's further action recommendation on the permitting and workplan submittal.

If you have any questions regarding this matter, please feel free to contact Mr. Omoruyi Patrick at (714) 484-5452.

Sincerely,



Milasol C. Gaslan, P.E.

Unit Chief

Federal Facilities Unit A

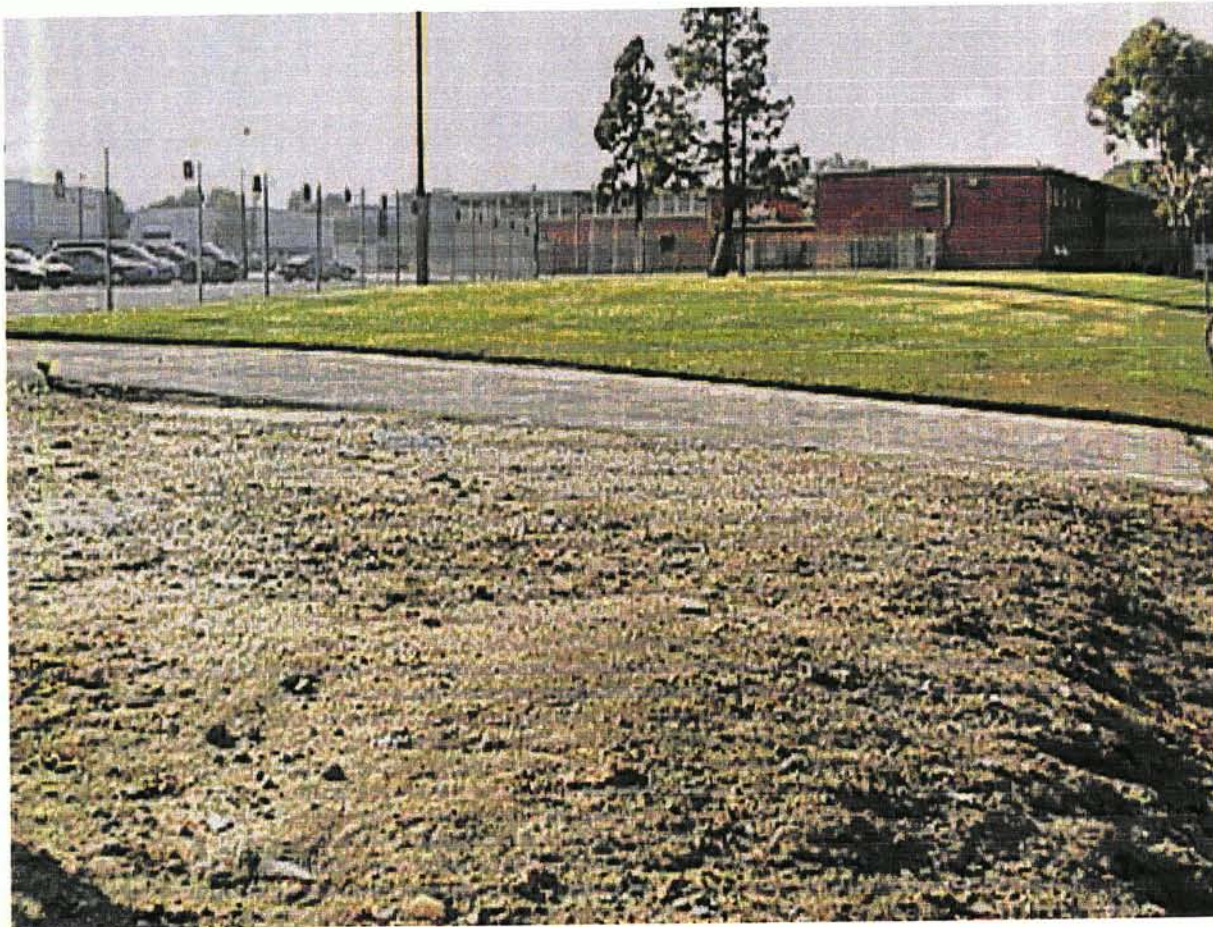
Southern California Operations

Office of Military Facilities

APPENDIX B

PHOTODOCUMENTATION LOG

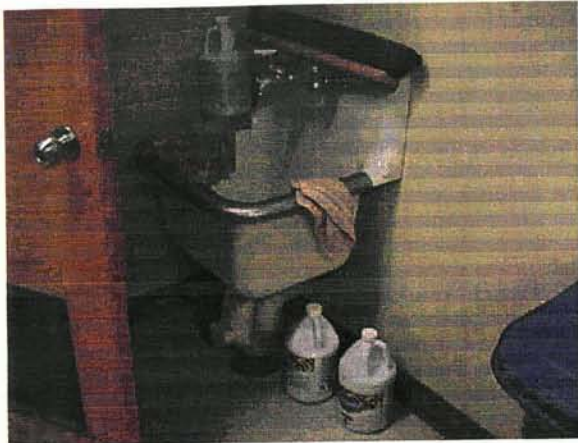
This appendix provides original photographs of the site showing pertinent site features taken during the site reconnaissance. A written description of each photograph is included in the accompanying text. Each photograph is numbered; the numbers are posted on Figure B-1 at their respective locations.



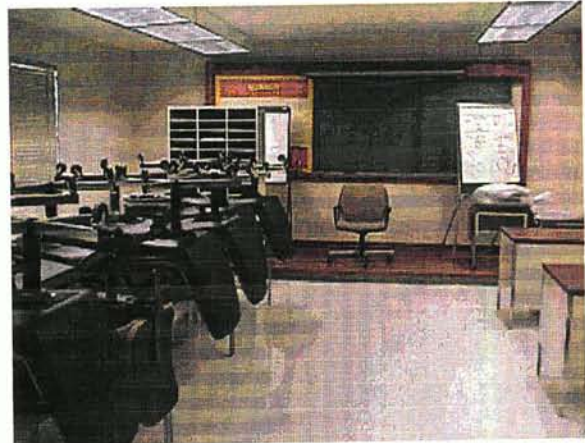
View of USARC Long Beach looking west. Northeast corner of the facility is in foreground. Soil sampling was conducted in this 25-foot by 30-foot area due to lack of vegetation. All unpaved areas of the site also were sampled. The Administration Building is shown in background. (Refer to photograph #8)

PHOTODOCUMENTATION LOG
Page 2 of 7

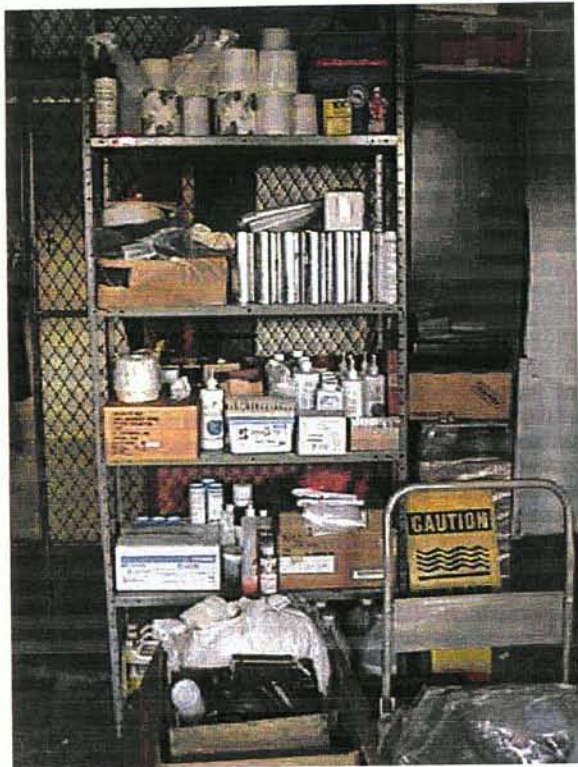
Administration Building Interior



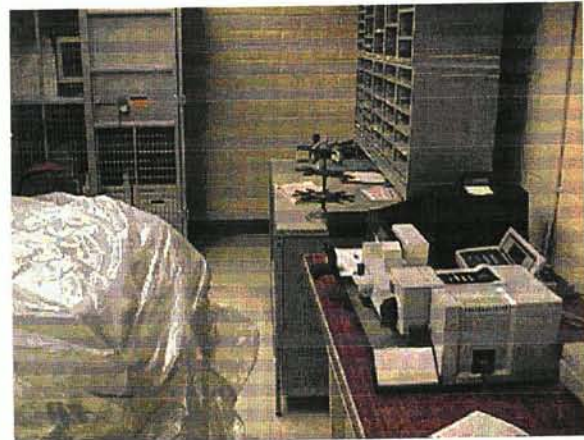
1. Sink for washing out mops. Located in former copier room.



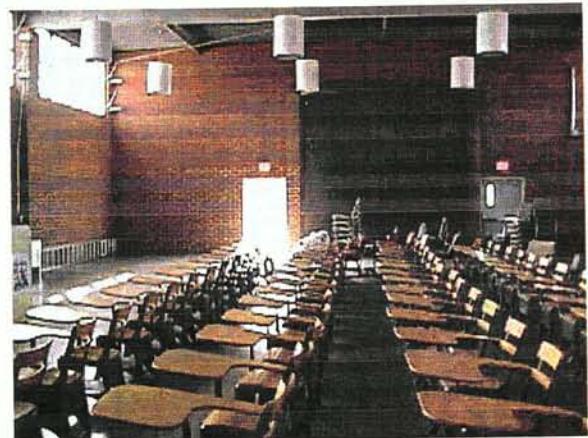
2. Typical class room.



2. House cleaning products.



4. Mail room.



5. Auditorium.

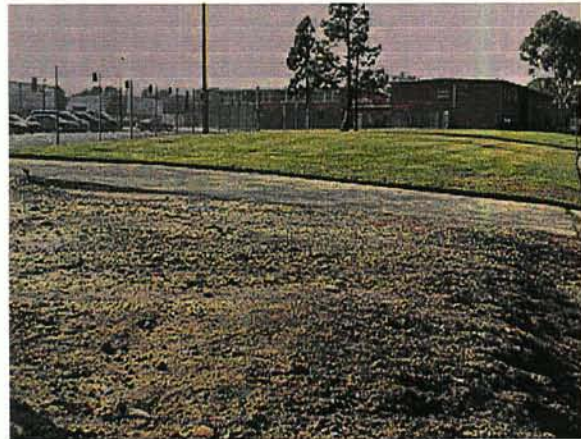
PHOTODOCUMENTATION LOG

Page 3 of 7

Unpaved Areas



6. View west showing southwest corner of property. This is location of samples #11, #12, and #13 from January 1997 sampling event and of samples SLB05SA through SLB08SA from PA/SI Report. Property in background across Grand Avenue is the City of Long Beach Health Department.



8. View west showing northeast corner of property. This is location of sample #1 from the January 1997 sampling event and of samples SLB01SA, and SLB02SA from the PA/SI. Background samples SLB01BG and SLB02BG were collected from grassy area shown. Administrative building is shown in background.



7. View north showing northeast corner of property. Willow Street is shown in background.



9. View looking west along south property border. This is location of samples #2 and #3 from January 1997 sampling event.

PHOTODOCUMENTATION LOG
Page 4 of 7

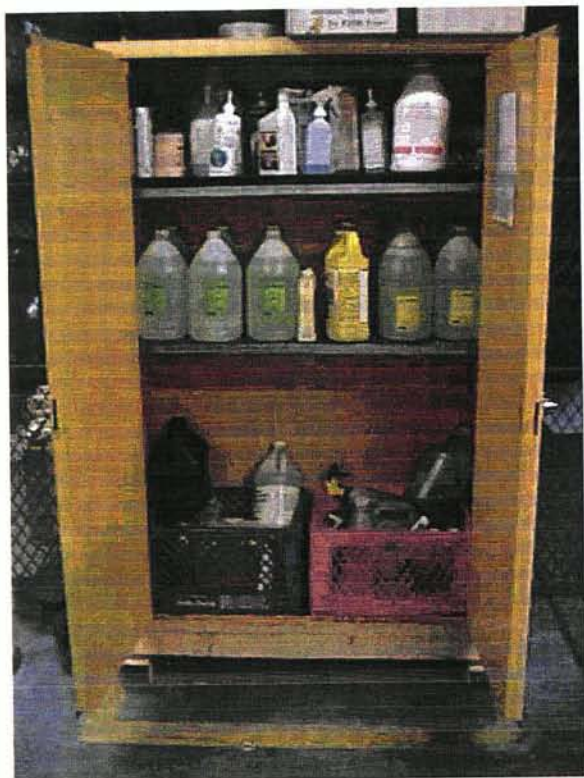
Former OMS and Storage Areas



10. View looking west showing former Organizational Maintenance Shop (OMS). Concrete wash rack is shown to the left of building. Southwest field is shown at left of building behind wash rack.



12. Empty 55-gallon drums stored in former OMS.



11. Garden-type chemical storage inside former OMS.



13. Nine automotive batteries stored on wooden pallets in former OMS.



14. View west showing concrete wash rack.

PHOTODOCUMENTATION LOG
Page 5 of 7

Former OMS and Storage Areas (con't)



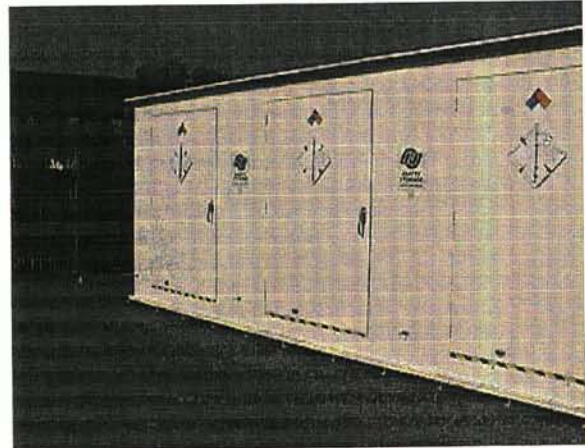
15. View looking west of hazardous waste storage facility. Former maintenance building is in background. Drums in facility were empty at time of facility inspection. This facility is the location of the former drum storage area.



17. View west showing vehicle wash rack, oil/water separator and catch basin. Former OMS is shown in upper right hand corner. Southwest field is shown in upper left-hand corner.



16. Drain in floor of hazardous waste storage facility that is connected to the oil/water separator. Drums shown are empty.



18. View northwest showing hazardous materials storage locker. Locker was not in use at time of inspection.

PHOTODOCUMENTATION LOG
Page 6 of 7

Facility Grounds



19. View north showing loading dock.



22. View west showing Admin Building.



20. View north showing Administration Building's south and west walls and some facility vehicles.



23. View northwest showing sanitary service dumpsters provided by Si Nor Incorporated.



21. View east showing POV parking lot.



24. View east showing Administration Building's west side and Willow Street at left.

PHOTODOCUMENTATION LOG
Page 7 of 7

Adjacent Properties



25. View east from southeast corner of POV parking lot showing residences and Vernon Street.



27. View north showing Willow Street and commercial businesses taken from the facility vehicle parking lot west of administration building.



26. View west along south property border taken from southeast corner of POV parking lot showing adjacent businesses in the Long Beach Business Center.



28. View west along north property border and Willow Street.

APPENDIX C
AERIAL PHOTOGRAPHS
HISTORICAL TOPOGRAPHIC MAPS

APPENDIX C

SUMMARY OF AERIAL PHOTOGRAPH REVIEW

Brown and Caldwell reviewed aerial photographs depicting development of the USARC Long Beach site and vicinity. Reviews occurred at Continental Aerial Photo, INC. on November 4, 1998 and at Whittier College (Fairchild collection) on November 4, 1998.

AERIAL PHOTOGRAPH SUMMARY		
Date	Scale	Photo ID No./Collection
1927	No Scale	C-135/Fairchild
Subject Site: Agricultural use (row crops), farm house and barns in general location of site. North: Agricultural use, no development. South: Agricultural use. Settling ponds evident to the southwest, then a clearly evident baseball park with covered bleachers. Major oil exploration and aboveground storage tanks (ASTs). East: Agricultural use. Lakewood Avenue is not present even as a dirt road. West: Agricultural and oil exploration/production use.		
Date	Scale	Photo ID No./Collection
1928	No Scale	C-300/Fairchild
Same as previous.		
Date	Scale	Photo ID No./Collection
1938	Unknown	C-5029/Fairchild
Subject site is not in photograph. Agriculture is evident to the east of the site.		
Date	Scale	Photo ID No./Collection
05/16/45	Unknown	C-9465/Fairchild
Subject Site: Undeveloped -- appears to have been graded. North: Undeveloped -- then Long Beach Airport partially under construction. South: Undeveloped, but appears to have construction activity and to be graded. Settling ponds still evident to the southwest; oil exploration still evident. East: Single-family residence then Lakewood, then orchids/vines. West: Undeveloped, then Redondo Boulevard, then commercial buildings, then agriculture and oil beyond.		
Date	Scale	Photo ID No./Collection
08/22/47	Unknown	C-11703/Fairchild
Subject Site: Undeveloped field, mostly vegetated however southwest area of current property not vegetated. North: No paved Willow Street, then undeveloped land showing past agricultural use, then airport. South: Undeveloped field (partly dirt) immediately south of site, then military barracks/housing, then single-family residences. East: Single-family residences, then Lakewood Avenue. West: Field,; settling ponds still evident to southwest, oil exploration and ASTs still evident.		
Date	Scale	Photo ID No./Collection
12/51	Unknown	C-17188/Fairchild
Subject Site: Same as previous. North: Same as previous.. South: Same as previous. East: Single-family residences, then gas station on southeast corner of Lakewood and dirt road (probably Willow Street). West: Same as previous, but barracks present near site.		

Date	Scale	Photo ID No./Collection
11/17/52	~1:24000	AXS-6K-54/Continental
Subject Site: Undeveloped field. North: Willow Street is present, then same as previous. Large central runway at airport is under construction. South: Same as previous. East: Same as previous. West: Same as previous.		
Date	Scale	Photo ID No./Collection
01/28/53	Unknown	C-18778/Fairchild
Subject Site: Undeveloped field; dirt roads and paths evident. North: Willow Street is two lane, paved road, then fields, then airport. South: Same as previous. East: Same as previous. West: Military building foundation (old, torn down) evident with a few military buildings still in use, then Redondo Boulevard, then, commercial building. Heavy oil exploration still evident to southwest; ASTs still present.		
Date	Scale	Photo ID No./Collection
03/23/57	~1:26000	C-22867/Fairchild
Subject Site: Same as previous. North: Willow Street is four lanes, then fields that appear to be graded for agricultural use. South: Same as previous. East: Same as previous, except that gas stations are now present on both northeast and southeast corners of Lakewood Avenue and Willow Street. West: Undeveloped field, then Redondo Boulevard, then commercial buildings. Oil production still present.		
Date	Scale	Photo ID No./Collection
05/05/59	4:400	C-23578B/Fairchild
Subject Site: Same as previous, many dirt roads and paths evident through site. North: Same as previous. South: Same as previous. East: Same as previous, except third gas station now present at intersection (southwest corner). West: Same as previous.		
Date	Scale	Photo ID No./Collection
04/03/60	~1:24000	311-5 465-5/Continental
Subject Site: Newly constructed Administration Building and Organization Maintenance Shop (OMS) present. Asphalt and parking striping new. No cars or trucks on lot. Field in southwest corner is not within fenced area. North: Undeveloped, except dome-shaped (Theatre) building under construction. Airport appears to have military planes mostly. To the northwest, one commercial property north of Willow. South: Same as previous. East: Same as previous. West: Same as previous.		
Date	Scale	Photo ID No./Collection
01/31/70	~1:24000	61-7-177?Continental
Subject Site: Same as above, but vehicles present on paved areas. North: 405 Freeway is present. Some industrial/commercial buildings between 405 and airport (water treatment plant). South: same as previous. East: Same as previous. West: Same as previous. Commercial building on southwest corner of Redondo and Willow.		

Date	Scale	Photo ID No./Collection
11/05/76	~1:24000	76162/Continental
Subject Site: Same as previous. Dark area in field southwest corner (still outside fenced compound) possibly staining or ponded water. North: Same as previous. South: Military housing almost entirely removed, one building and foundations of others still present. East: Same as previous. West: Same as previous.		
Date	Scale	Photo ID No./Collection
05/12/79	~1:24000	FL-LA 11-128/Continental
Subject Site: Same as previous (dark area in southwest field not evident). North: Same as previous. South: Foundations still evident from military housing complex. East: Same as previous. West: Same as previous.		
Date	Scale	Photo ID No./Collection
02/25/80	1:24000	80033-83/Continental
Subject Site: Property line to southwest appears to be different. Fenced compound may include southwest field. North: Same as previous. South: Same as previous. East: Same as previous. West: Navy Hospital building present or under construction. Grand Avenue may be under construction.		
Date	Scale	Photo ID No./Collection
01/27/86	No scale shown ~ 1:24000	F 353?Continental
Subject Site: Same as previous. North: Same as previous, but more undeveloped land around airport. South: Same as previous. East: Same as previous. West: Same as previous.		
Date	Scale	Photo ID No./Collection
07/07/88	1:26000	19205/Continental
Subject Site: Same as previous, but appears to have new asphalt on lot. Neatly parked vehicles, 20 – 30 dark colored (military) and 10 to 15 cars in log. At least one truck parked on dirt area in southwest corner of property. North: Same as previous. South: Same as previous. East: Same as previous		
Date	Scale	Photo ID No./Collection
01/29/92	1:24000	C85-7-29/Continental
Subject Site: Same as previous, with approximately 40 trucks and cars on lot. Vegetation in southwest corner. North: Same as previous. South: Same as previous. East: Same as previous. West: Same as previous.		
Date	Scale	Photo ID No./Collection
06/09/93	1:24000	C93-13-166/Continental
Subject Site: Same as previous, approximately 20 trucks parked neatly at loading dock and approximately 20 other vehicles parked on property. Possibly vegetation in southwest corner of property. North: Same as previous. South: Same as previous. East: Same as previous. West: Same as previous.		

Date	Scale	Photo ID No./Collection
01/29/95	1:24000	C103-35-26/Continental
<p>Subject Site: Same as above, only 5 to 6 vehicles on property.</p> <p>North: same as previous, except large dome-shaped building directly north of Willow Street.</p> <p>South: Same as previous.</p> <p>East: Same as previous.</p> <p>West: Same as previous, except large industrial/commercial building on the southeast corner of Redondo Avenue and Willow Street is not present-only open lot.</p>		
Date	Scale	Photo ID No./Collection
10/15/97	1:24000	C117-35-239/Continental
<p>Subject Site: Same as present; approximately 14 dark colored vehicles parked along south property boundary; approximately 10 to 15 vehicles parked around property.</p> <p>North: Willow Street, then hotel/motel, then Interstate 405, then large industrial/commercial business, then Long Beach Airport.</p> <p>South: Medium-sized commercial business complex, then single-family residences, then aboveground storage tanks (ASTs).</p> <p>East: Single-family residences, then gas stations on southwest and northeast corners of Lakewood Avenue and Willow Street.</p> <p>West: Hospital and Health Department, then large commercial/industrial buildings, then large ASTs (petroleum) and possibly oil rigs.</p>		



Environmental Data Resources, Inc.
3530 Post Road
Southport, CT 06490

Date: 11/05/98

Aerial photographs for inquiry number: 308126.5

Property: USARC Long Beach
3800 E. Willow Street
Long Beach, CA 90815

Environmental Data Resources, Inc.

Aerial Photography Print Service

Environmental Data Resources, Inc.'s (EDR) Aerial Photography Print Service is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-97, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-97, Section 7.3.2, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-97 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-97, Section 7.3.2, page 11.)

Aerial Photographs

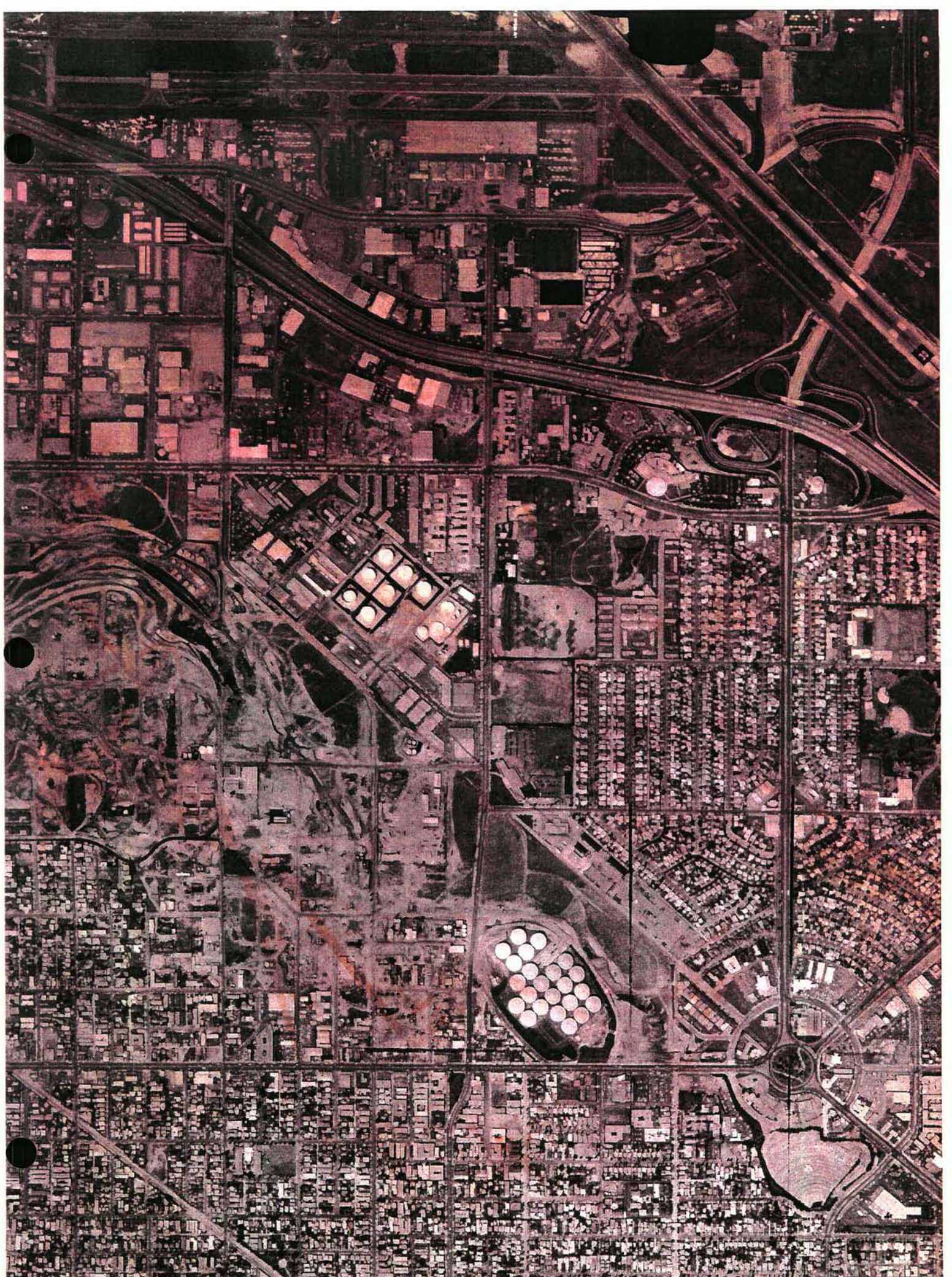
Aerial photographs are a valuable historical resource for documenting past land use and can be particularly helpful when other historical sources (such as city directories or fire insurance maps) are not reasonably ascertainable. The EDR Aerial Photograph Print Service includes a search of local aerial photograph collections flown by public and private agencies for the state of California. EDR's professional field-based researchers provide digitally reproduced historical aerial photographs at ten year intervals.

Please call Environmental Data Resources, Inc. Nationwide Customer Service at
1-800-352-0050 (8am-8pm ET)
with questions or comments about your report.
Thank you for your business!

Disclaimer

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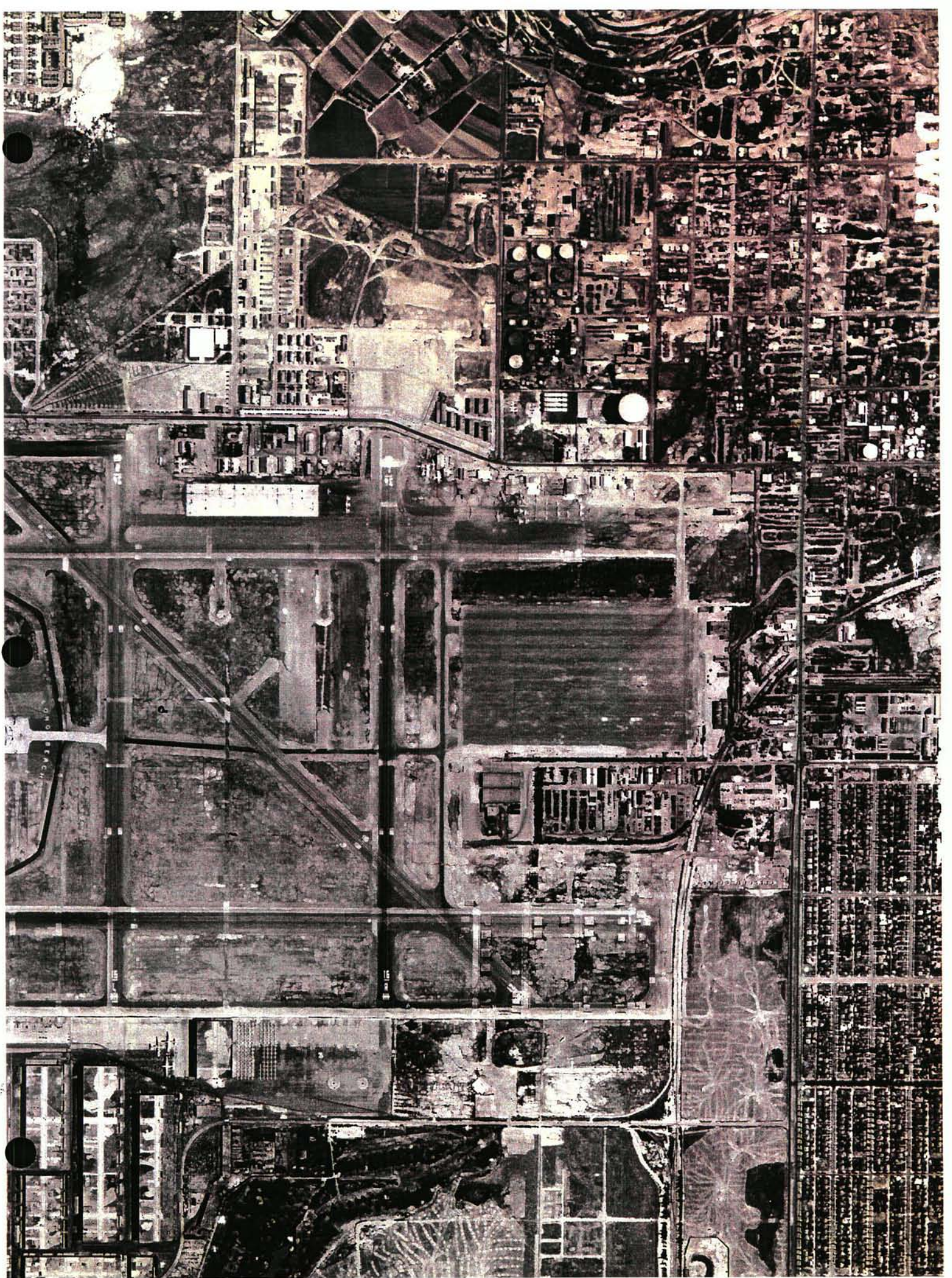
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11-17-52











Environmental Data Resources, Inc.
3530 Post Road
Southport, CT 06490

Date: 11/03/98

Topographic maps for inquiry number: 308126.4

Property:

USARC Long Beach
3800 E. Willow Street
Long Beach, CA 90815

Environmental Data Resources, Inc. Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property, and its surrounding area, resulting from past activities. ASTM E 1527-97, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable is defined as information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-97, Section 7.3.2, the following *standard historical sources* may be used: aerial photographs, city directories, fire insurance maps, topographic maps, property tax files, land title records (although these cannot be the sole historical source consulted), building department records, or zoning/and use records. ASTM E 1527-97 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-97, Section 7.3.2 page 11.)

EDR's Historical Topographic Map Report includes a search of public and private color historical topographic map collections.

Topographic Maps

A topographic map (topo) is a color coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topos show the shape, elevation, and development of the terrain in precise detail by using contour lines and color coded symbols. Many features are shown by lines that may be straight, curved, solid, dashed, dotted, or in any combination. The colors of the lines usually indicate similar classes of information. For example, topographic contours (brown); lakes, streams, irrigation ditches, etc. (blue); land grids and important roads (red); secondary roads and trails, railroads, boundaries, etc. (black); and features that have been updated using aerial photography, but not field verified, such as disturbed land areas (e.g., gravel pits) and newly developed water bodies (purple).

For more than a century, the USGS has been creating and revising topographic maps for the entire country at a variety of scales. There are about 60,000 U.S. Geological Survey (USGS) produced topo maps covering the United States. Each map covers a specific quadrangle (quad) defined as a four-sided area bounded by latitude and longitude. Historical topographic maps are a valuable historical resource for documenting the prior use of a property and its surrounding area, and due to their frequent availability can be particularly helpful when other standard historical sources (such as city directories, fire insurance maps, or aerial photographs) are not reasonably ascertainable.

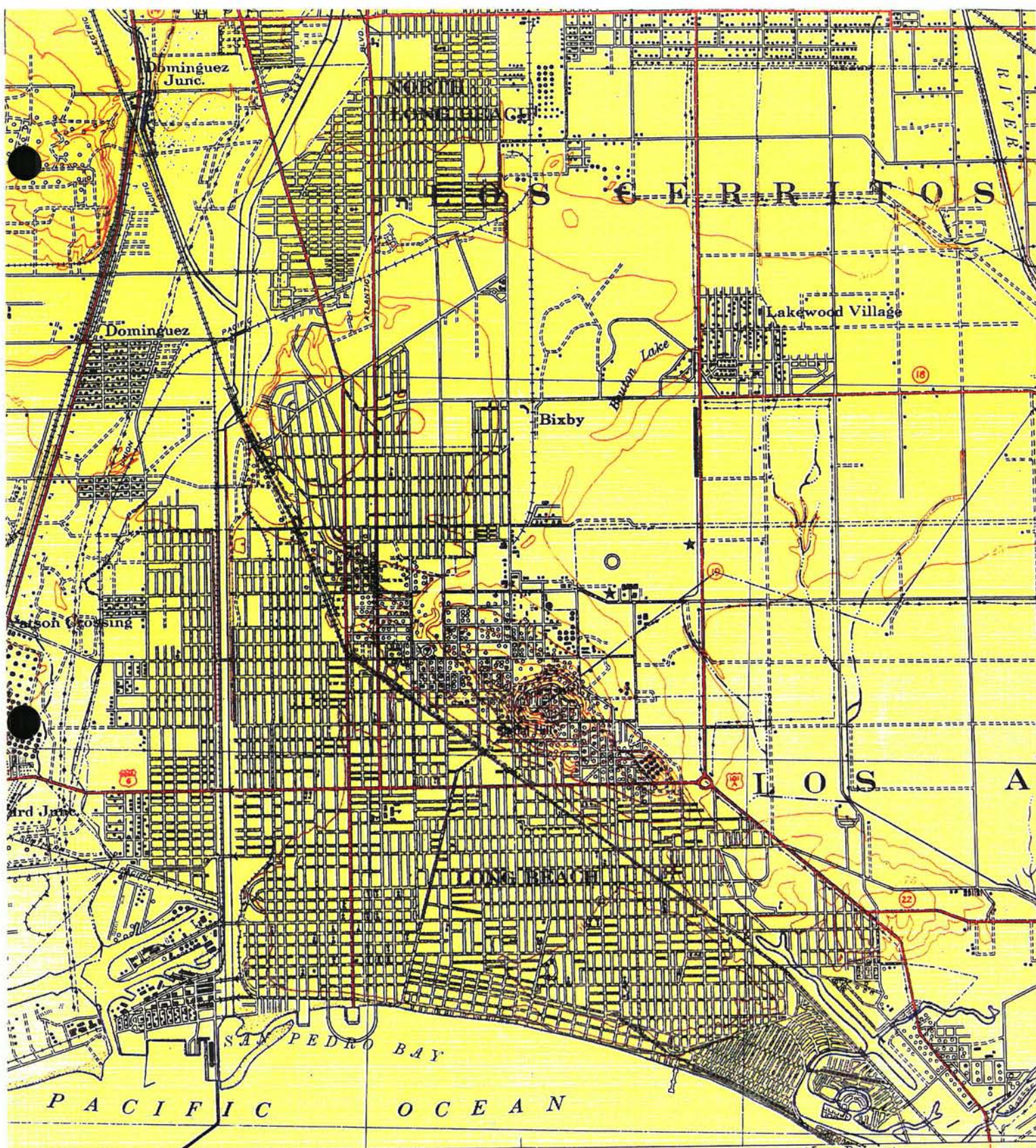
Please call Environmental Data Resources, Inc. Nationwide Customer Service at
1-800-352-0050 (8am - 8pm ET)

with questions or comments about your report.

Thank you for your business!

Disclaimer

This report contains information obtained from a variety of public and private sources and Environmental Data Resources, Inc. makes no representation or warranty regarding the accuracy, or reliability, quality, or completeness of said information or the information contained in this report. The customer shall assume full responsibility for use of this report. No warranty of merchantability or of fitness for particular purpose, expressed or implied, shall apply and Environmental Data Resources, Inc. specifically disclaims the making of such warranties. In no event shall Environmental Data Resources, Inc. be liable to anyone for special, incidental, consequential, or exemplary damages.

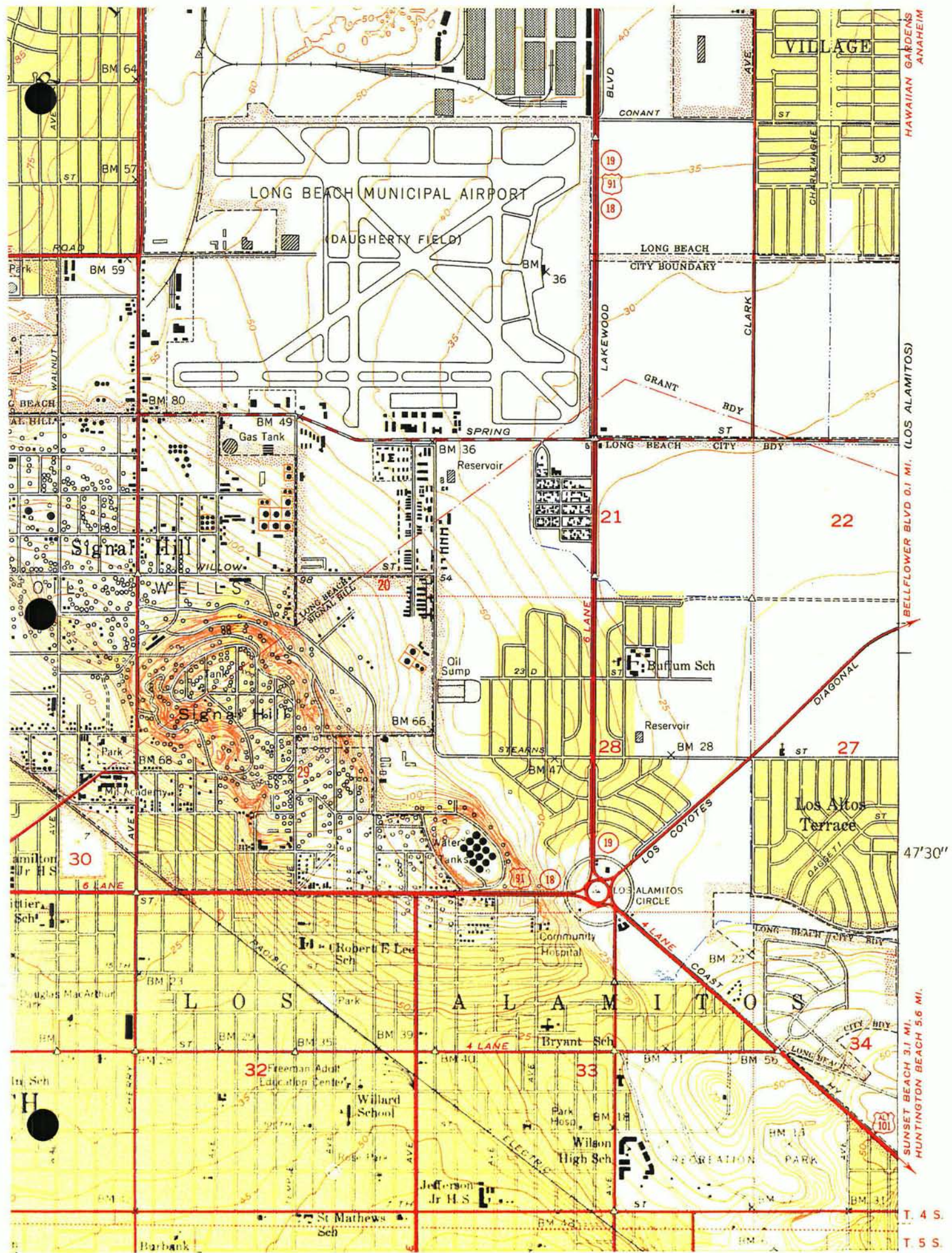


of the Chief of Engineers, U. S. Army, 1941.
 urvey and U. S. Coast and Geodetic Survey.
 al Survey, 1923.
 S. Army, 1941.
 Federal W. P. A. Project, 1941, under super-
 i. Army.
 merican Datum, 1927.



Contour interval 25 feet
 Datum is mean sea level

FIVE THOUSAND YARD GRID COMPUTED FROM GRID SYSTEM FOR PROGRESSIVE MAPS
 IN THE U. S. ZONE G U. S. C. & G. S. SPECIAL PUBLICATION NO. 59
 (THE LAST THREE DIGITS OF THE GRID NUMBERS ARE OMMITTED)
 NOTE: OFFICERS USING THIS MAP WILL MARK HEREON CORRECTIONS AND ADDITIONS WHICH COME
 TO THEIR ATTENTION AND MAIL DIRECT TO: THE CHIEF OF ENGINEERS WASHINGTON, D. C.

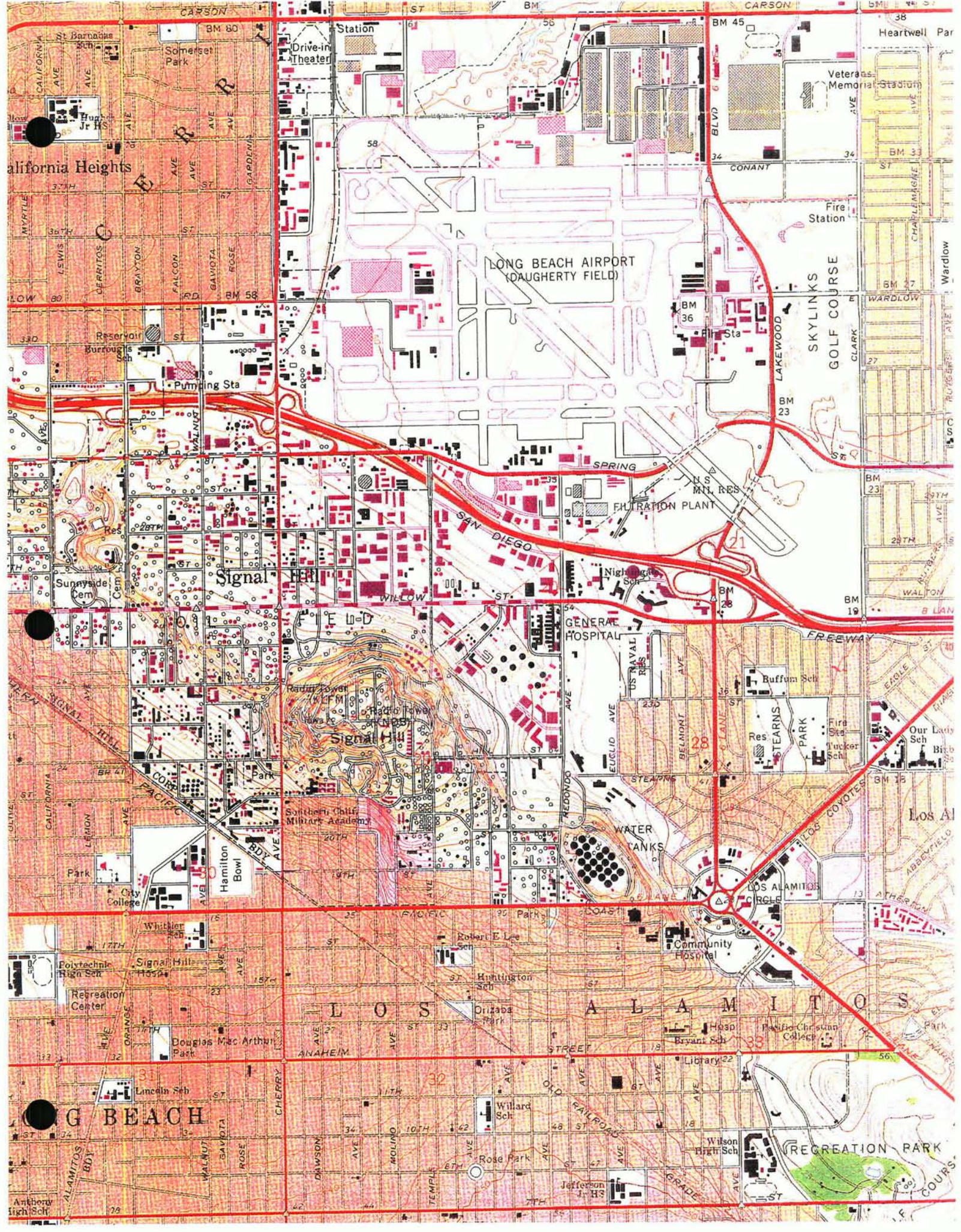


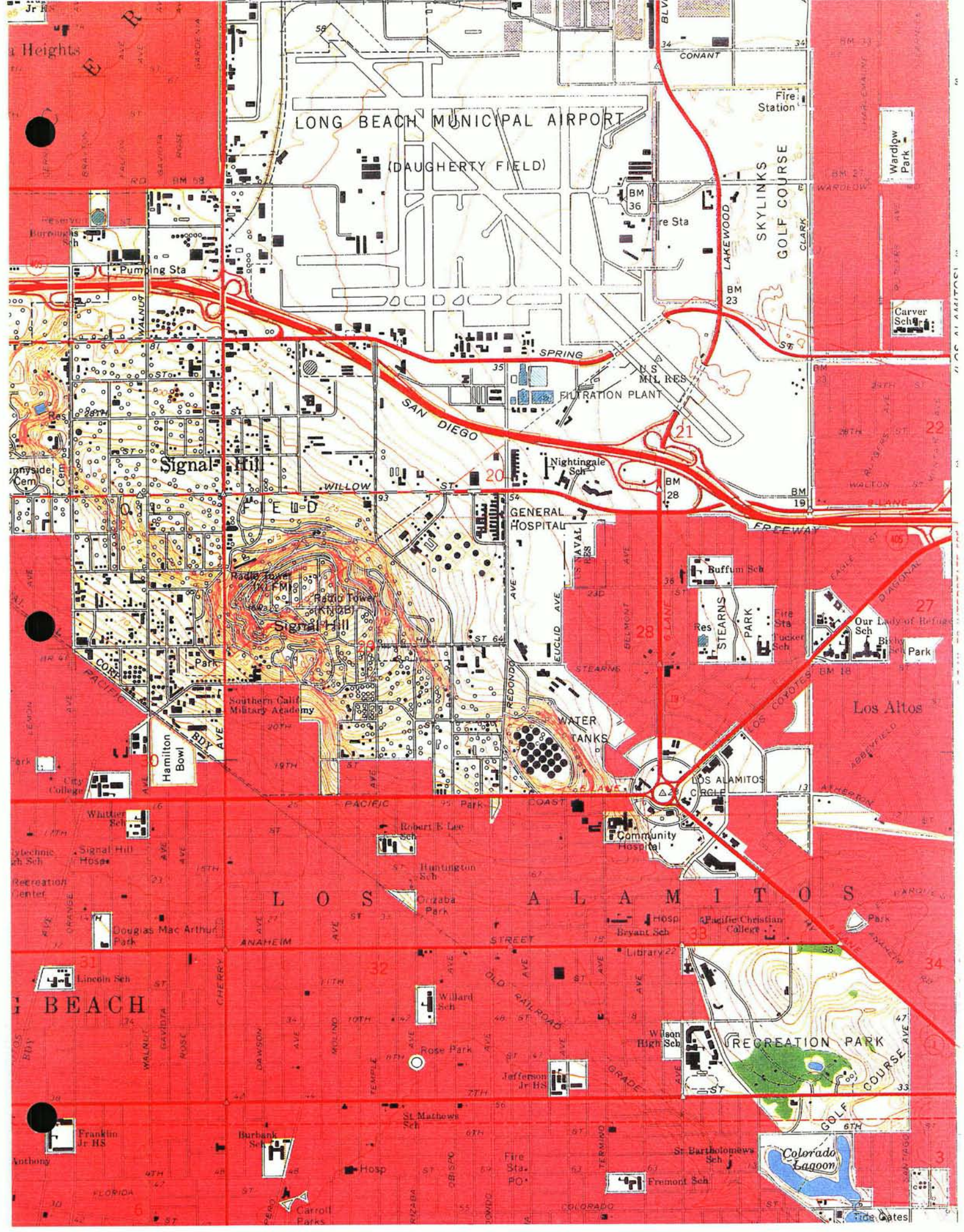
HAWAIIAN GARDENS
ANAHEIM

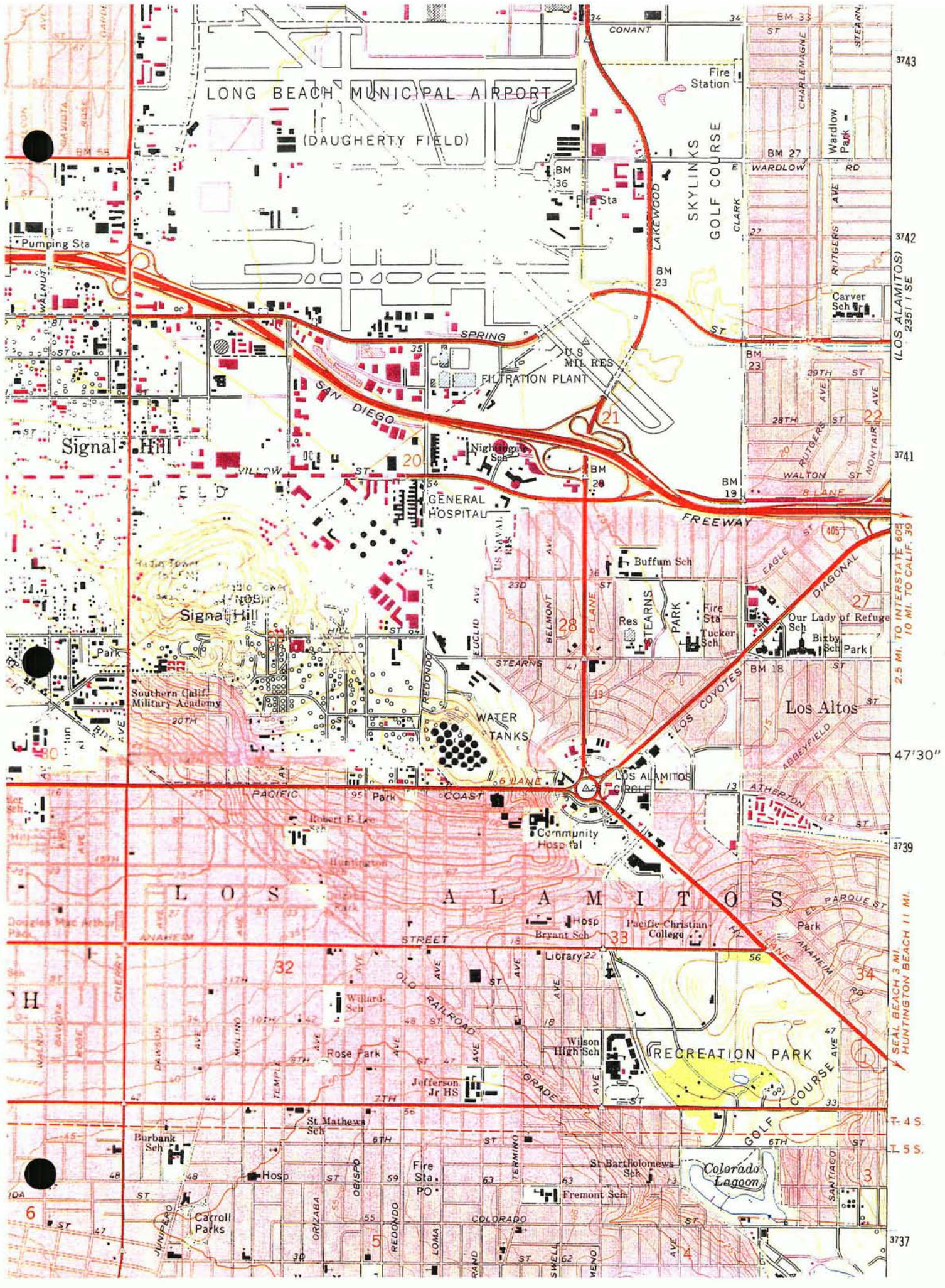
BELLFLOWER BLVD 0.1 MI. (LOS ALAMITOS)

SUNSET BEACH 3.1 MI.
HUNTINGTON BEACH 5.6 MI.

T. 4 S.
T. 5 S.







LONG BEACH MUNICIPAL AIRPORT
(DAUGHERTY FIELD)

SKYLINE GOLF COURSE

LAKESIDE

Signal Hill

Signal Hill

GENERAL HOSPITAL

Southern Calif. Military Academy

WATER TANKS

Los Alamitos

LOS ALAMITOS

RECREATION PARK

Colorado Lagoon

3743

3742

3741

47°30"

3739

47°45'

47°55'

3737

(LOS ALAMITOS)
2351' 1 SE

2.5 MI. TO INTERSTATE 605
10 MI. TO CALIF. 39

SEAL BEACH 3 MI.
HUNTINGTON BEACH 11 MI.

APPENDIX D
REAL ESTATE RECORDS



LOS ANGELES TITLE SERVICES, INC.

County: LOS ANGELES

Dated: 11-03-98

20525 NORDHOFF ST.
CHATSWORTH, CA., 91311

PHONE NO. (818) 773-7350
FAX NO. (818) 773-9710

ASSESSORS PARCEL NO. 7218-002-914 & 915
SITE: LONG BEACH, CA 90815

LEGAL DESCRIPTION

PORTION OF LOT 5 AND 6 TRACT NO. 10548, AS RECORDED IN MAP 174 ON PAGES 15- TO 23, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, FULLY DESCRIBED IN DOCUMENT RECORDED IN MAY 31, 1945 INSTRUMENT NO. 1783 OR'S.

DATE	TYPE OF DOCUMENT	GRANTOR	GRANTEE	LOT	DOC NO
05-31-45	DECLARATION OF TAKING	UNITED STATES OF AMERICA	ARTCRAFT BUILDERS, INC.	PIQ	1783
09-13-45	O/G LEASE	BIXBY LAND COMPANY	SHELL OIL COMPANY INC.	PIQ	2249
09-21-46	GRANT DEED	BIXBY LAND COMPANY	SUPERIOR DEVELOPMENT CO.	PIQ	718
10-14-52	EASEMENT	UNITED OF STATE OF AMERICA BY SECRETARY OF THE NAVY	CITY OF LONG BEACH	PIQ	2319
05-06-54	DECREE	UNITED STATE OF AMERICA	BIXBY LAND COMPANY	PIQ	339
10-31-80	Q/C DEED	UNITED STATES OF AMERICA	SURPLUS PROPERTY COMMISSION OF THE CITY OF LONG BEACH	PIQ	1090886
10-27-82	AGREEMENT	UNITED STATES OF AMERICA	WILLARD HOLDER VERDA M. HOLDER LONG BEACH BUSINESS CENTER	PIQ	1079688
10-17-84	Q/C DEED	UNITED STATES OF AMERICA	CITY OF LONG BEACH	PIQ	1470617

END OF THE REPORT No. 110087

GLOSSARY:

AFF
AKA
DBA
DC
J/T
PTN
PIQ
Q/C DEED
TRUSTEE'S DEED
UND. INT.
WATA

AFFIDAVIT
ALSO KNOWN AS
DOING BUSINESS AS
DECREE
JOINT TENANCY
PORTION OF PIQ
PROPERTY IN QUESTION
QUITCLAIM DEED
FORECLOSURE
UNDIVIDED INTEREST
WHO ACQUIRED TITLE AS

LOS ANGELES TITLE SERVICES, INC.
DIVISION OF CALIFORNIA HALL SERVICE

(C) 1996 TRW REDI Property Data

31) Situs: , LONG BEACH CA 90815

Use:PUBLIC SERVICE

APN :7218-002-914
County: Los Angeles CA
Census:5749.01
Map Pg:76-A2
New Pg:795-J3

Tax Rate Area:5500
Property Tax :
Exemption :

Assd Land:\$117,793
Assd Imp :
Total Val:\$117,793
Assd Year:97
%Improved:

Owner :U S GOVT
Mail ;;

Last Sale
Transfer Date:01/01/75
Document # :
Document Type:
Price :
First TD :

Prior Sale

Bldg/Lvarea:
Yrblt/Eff :
Stories :
Units :
Buildings:

Junior TD :
Lender :
Seller :
Title Company:

County Use:8800
Bldg Class:
Flood Panl:060136-0010B
Flood Zone:C, 09/15/83
H :
Air-Cond :

Lot Size :A1.42
Lot Area :61,855
Zoning :R2N-PD2*LB
Park Type :
Park Spaces:

Pool :
Condition :
Paved Pkg :

Comments :USABLE LOT:A1.42
Legal :L5 TR10548/FOR DESC SEE ASSESSOR'S MAPS

TRW-REDI (C) 1994

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>> Reported data believed to be reliable but accuracy is not guaranteed <<

(C) 1996 TRW REDI Property Data

32) Situs: , LONG BEACH CA 90815

Use:PUBLIC SERVICE

APN :7218-002-915
County: Los Angeles CA
Census:5749.01
Map Pg:76-A2
New Pg:795-J3

Tax Rate Area:5500
Property Tax :
Exemption :

Assd Land:\$217,547
Assd Imp :
Total Val:\$217,547
Assd Year:97
%Improved:

Owner :U S GOVT
Mail ;;

Last Sale
Transfer Date:01/01/75
Document # :
Document Type:
Price :
First TD :

Prior Sale

Bldg/Lvarea:
Yrblt/Eff :
Stories :
Units :
Buildings:

Junior TD :
Lender :
Seller :
Title Company:

County Use:8800
Bldg Class:
Flood Panl:060136-0010B
Flood Zone:C, 09/15/83
Hot :
Air-Cond :

Lot Size :A2.71
Lot Area :118,047
Zoning :R2N-PD2*LB
Park Type :
Park Spaces:

Pool :
Condition :
Paved Pkg :

Comments :USABLE LOT:A2.71
Legal :L6 TR10548/FOR DESC SEE ASSESSOR'S MAPS

TRW-REDI (C) 1994

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>> Reported data believed to be reliable but accuracy is not guaranteed <<

100-1000-
PAGE 2
SEE
STAFF
FOR

describing land therein as Lot 9 of Block "B" of Tract 11203 at Book 201/12, 13 of Maps, having received from holder of the obligations thereunder a written request to reconvey, reciting that all sums secured by said Deed of Trust have been fully paid, and said Deed of Trust and the note or notes secured thereby having been surrendered to said Trustee for cancellation, does hereby Reconvey, without warranty, to the person or persons legally entitled thereto, the estate now held by it thereunder. In Witness Whereof, Title Insurance and Trust Company, as Trustee, has caused its corporate name and seal to be hereto affixed by its Assistant Secretary, therunto duly authorized, this 26th day of May, 1945.

(Seal)

TITLE INSURANCE AND TRUST COMPANY, as Trustee

By Geo. B. Colby, Assistant Secretary.

State of California, County of Los Angeles,) ss.

On May 26, 1945, before me, the undersigned, a Notary Public in and for said County, personally appeared GEO. B. COLBY, known to me to be the Assistant Secretary of TITLE INSURANCE AND TRUST COMPANY, the corporation that executed the foregoing instrument as Trustee, and known to me to be the person who executed said instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as Trustee.

Witness my hand and official seal.

(Seal)

M. P. Peace, Notary Public in and for

said County and State.

No. R-104503

333. Copy of original recorded at request of Title Insurance & Trust Co. May 31, 1945, 8
M. Copyist 486 Compared-Name B. Beatty, County Recorder,
51.00-4. W.

By *E. J. [Signature]* (410) Deputy.

#13302

Full Reconveyance

No. 4732

This Indenture, made this 16th day of May, 1945, Witnesseth: That Whereas, Paul Endicott and Russell K. Pitzer, as Trustees under Deed of Trust, dated September 8, 1944 made by Stella M. Loutach, a married woman, Trustor, and recorded September 28, 1944, in Book 21309, Page 173, of Official Records, xxx in the office of the County Recorder of Los Angeles County, State of California, have received from the holder of the obligations thereunder a written request to reconvey, reciting that all sums secured by said Deed of Trust have been fully paid, and said Deed of Trust and the note or notes secured thereby having been surrendered to said Trustees for cancellation; Now Therefore, in consideration of such payment, and of the payment of the trustees' fee herefor, receipt of which is hereby acknowledged, said Paul Endicott and Russell K. Pitzer, Trustees, do hereby release, quitclaim and reconvey without warranty to the person or persons legally entitled thereto, all of the estate described in and granted by said Deed of Trust.

In Witness Whereof, the said Paul Endicott and Russell K. Pitzer, Trustees, have herunto set their hands and seals the day and year first above written.

Paul Endicott, Trustee

Russell K. Pitzer, Trustee

State of California, County of Los Angeles) ss.

On this 16th day of May, 1945, before me, L. R. Hill, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared Paul Endicott and Russell K. Pitzer, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same as such Trustees. In Witness Whereof, I have herunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Seal)

L. R. Hill, Notary Public in and for
the County of Los Angeles, State of California. My commission expires May 14, 1946.

331. Copy of original recorded at request of Title Insurance & Trust Co. May 31, 1945, 8
M. Copyist 486 Compared-Name B. Beatty, County Recorder,
51.00-4. W.

By *E. J. [Signature]* (410) Deputy.

In the District Court of the United States in and for the SOUTHERN DISTRICT OF CALIFORNIA

UNITED STATES OF AMERICA,
Plaintiff for condemnationNo. 4496-PH Civil
Declaration of Taking

5-31-45 # 1703

v.

CERTAIN LAND SITUATE in the City of
Long Beach, County of Los Angeles,
State of California, and Aircraft
Builders, Inc., et al
Defendants.

I, PHILIP M. KINTNERICK, Commissioner of Federal Public Housing Authority of the
United States of America, do hereby declare that:

1. (a) The lands described in Schedule "A" attached hereto are hereby taken for the

22049
use of the United States under the authority of the Act of August 1, 1938, 58 Stat. 387 (U.S.C. Title 40, Sec. 287); the Act of February 26, 1931, 46 Stat. 1421 (U.S.C. Title 40, Secs. 288(a) to 288(e)); the Act of October 14, 1940 (Public No. 849, 76th Congress), as amended; Executive Order No. 9070, dated February 24, 1942, funds having been appropriated by the Act of October 14, 1940 (Public Resolution 106, 76th Congress) and Acts supplemental thereto and amendatory thereof; (b) The public use for which said lands are taken is the provision of housing pursuant to said Act of October 14, 1940, as amended.

2. A description of said lands sufficient for the identification thereof is set forth in Schedule A, annexed, and made a part hereof.

3. The estate taken for said public use is the full fee simple title in and to said lands.

4. A plan showing said lands is annexed, as Schedule B, and made a part hereof.

5. The sum of money estimated by me to be just compensation for said lands, including all buildings and improvements thereon, if any, all appurtenances thereto, and all interests therein, is set forth in Schedule A annexed hereto and made a part hereof. Said sum I herewith deposit in the registry of this Court to the use of the persons entitled thereto.

I am of the opinion that the ultimate award of compensation for the taking of said lands will be within any limits prescribed by law to be paid as the price therefor.

In Witness Whereof, I, PHILIP M. KLUTZNIK, Commissioner of Federal Public Housing Authority, thereunto duly authorized have signed this Declaration of Taking, acting as Commissioner of Federal Public Housing Authority, this 16 day of May, 1945, in the City of Washington, District of Columbia.

UNITED STATES OF AMERICA

By Philip M. Klutznik

Federal Public Housing Commissioner

SCHEDULE "A"

All that certain piece or parcel of land lying and being in the City of Long Beach, County of Los Angeles, State of California, and more particularly described as follows:

Portions of Lot 5 and 6 of Tract No. 10548, as Recd. in Map Book 174 on pages 16 to 23, Records of Los Angeles County, State of California, and on file in the office of the Recorder of said County and particularly described as follows:

Beginning at a point which is the intersection of the center lines of Lakewood Boulevard and Twenty Third Street; thence North 89°-47'-45" West along the center line of Twenty Third Street to a point in the Southerly line of said Lot 6, said point being also the Southwest corner of Tract No. 11451, as per Map Book 255, pages 40 and 41, Records of Los Angeles County, which is the true point of beginning; thence continuing along said South line of Lot 6, North 89°-47'-45" West 739.0 feet to a point; thence North 0°-11'-15" East 1321.06 feet to a point in the North line of Lot 6, which is also the South line of Lot 5, Tract 10548; thence continuing North 0°-11'-15" East 293.79 feet to a point in the proposed center line of Willow Street, which point is on a curve bearing Southeast and having at point of intersection a radial line with a bearing of South 18°-09'-49" West; thence in a Southeasterly direction along a curve having a radius of 2000 feet, a distance of 140.84 feet to a tangent point having a radial line bearing North 22°-11'-54" East; thence South 67°-48'-06" East 267.21 feet to a tangent point of a curve, which point has a radial line bearing North 22°-11'-54" East; thence on a curve, with a radius of 2000 feet, a distance of 375.18 feet to a point in the Westerly line of Tract No. 11451, Map Book 255, pages 40 and 41, at which point there is a radial line which bears South 11°-27'-01" West; thence South 0°-11'-15" West along said Westerly line of Tract No. 11451, 1369.46 feet to the true point of beginning and containing 25.0554 acres.

Purported Owner, Aircraft Builders, Inc.

Estimated Value.....\$35,000.00

The total sum of money estimated by me to be just compensation for the fee simple title to the land is \$35,000.00.

Filed 2:05 P.M. May 29 1945 EDWARD L. SMITH, Clerk, By John A. Childress, Deputy Clerk.

A true copy May 29 1945 Attest, Etc. Less Map. EDWARD L. SMITH, Clerk U.S. District Court, Southern District of California, By John A. Childress (John A. Childress) Deputy.

#1783. Copy of original recorded at request of Land Div. Dept. of Justice May 31, 1945, 1:22 P.M. Copyist #86 Compared-Name R. Beatty, County Recorder,

#1 90-12. D.

By E. H. H. (1110)

Deputy.

OIL AND GAS LEASE

This Lease, made this 8th day of May, 1944, by and between STONY LAND COMPANY, a corporation, hereinafter called Lessor, Party of the First Part and SHELL OIL COMPANY Incorporated, a corporation, hereinafter called Lessee, Party of the Second Part.

Witnesseth: That and in consideration of a rental paid in advance upon the execution hereof, receipt of which is hereby acknowledged and of the other payments hereinafter provided to be made, and of all of the covenants and agreements contained on the part of Lessee to be kept and performed, Lessor does hereby demise, lease and let unto the Lessee, for the purposes and with the exclusive right of drilling for oil, other hydrocarbons, gas, and all associated substances, and producing, taking and removing such substances, that certain real property situate in the County of Los Angeles, State of California, particularly described as follows:

PARCEL A. Lots 6, 7 and 8 of Tract 10848 in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 174, Pages 13 to 23 inclusive of Maps in the office of the County Recorder of said County, Excepting, however, the top hundred (100) feet thereof.

And also excepting from said Lots 6 and 7, those portions thereof described as follows: Beginning at a point on the West line of said Lot 6, 23 feet Northerly from the Southwest corner of said Lot 6; thence Easterly along a line parallel with and 23 feet Northerly measured at right angles from the Southernly line of said Lot 6, a distance of 740 feet; thence Southerly parallel with the West line of said Lots 6 and 7 a distance of 600 feet; thence Easterly parallel with the Northerly line of Lot 7 of Tract No. 10848 which is also the Southerly line of said Lot 6, a distance of 740 feet to the Westerly line of said Lot 7; thence Northerly along the Westerly line of said Lots 6 and 7, a distance of 600 feet to the point of beginning.

And also excepting from said Lot 6 those portions thereof included within the following described boundary, to-wit:

Beginning at the Northeast corner of said Lot 6; thence along the North line of said Lot North 89° 49' 38" West, 498.80 feet; thence Westerly along a tangent curve concave to the North having a radius of 2700 feet; through an arc of 11° 13' 03" to a line parallel with and distant Westerly 600 feet measured at right angles from the East line of said Lot 6; thence along said parallel line South 0° 00' 30" West 1344.30 feet to the South line of said Lot; thence along said South line South 89° 49' 57" East 600 feet to the Southwest corner of said Lot 6; thence North 0° 00' 30" East 1320.00 feet to the point of beginning.

And also excepting from said Lot 8 those portions thereof described as follows:

Beginning at the intersection of the Southwesterly line of said Lot 8 with the center line of Turbine Avenue, as shown on Map of Alhambra Tract as recorded in Book 36, Pages 37 et seq. of Miscellaneous Records of said Los Angeles County; thence North 48° 31' 20" West along the Southwesterly line of said Lot 8, 838.02 feet to the true point of beginning; thence Northwesterly along the Southwesterly line of said Lot 8 875 feet; thence Northwesterly at a right angle to the Southwesterly line of said Lot 8 160 feet; thence Southeasterly along a line parallel to the Southwesterly line of said Lot 8, 875 feet; thence Southeasterly at a right angle to the Southwesterly line of said Lot 8, 160 feet to the point of beginning.

And also excepting from said Lots 6, 7 & 8 those portions thereof conveyed to the County of Los Angeles for Lakewood Boulevard, as does recorded in Book 12771, Page 184, Official Records, Los Angeles County California,

PARCEL B. A parcel of land situate in the City of Signal Hill, County of Los Angeles, State of California, being a portion of Lots 2 and 3 of Tract No. 10848, as shown on Map recorded in Book 174, Pages 13 to 23, inclusive of Maps, in the office of the County Recorder of said County, particularly described as follows:

Beginning at the Northeast corner of said Lot 2, being identical with the intersection of the South line of Willow Street (60 feet wide) with the West line of Newport Avenue (60 feet wide) as shown on said map; thence South 80° 54' 35" West along the South line of Willow Street, 875 feet to the true point of beginning; thence South 0° 12' 21" West 798.30 feet to a point in the Southwesterly line of said Lot 2 (said Southwesterly line of Lot 2, shown on said map of Tract No. 10848 as having a bearing North 48° 31' 20" West and a length of 1037.57 feet); thence North 48° 31' 20" West 908.54 feet, more or less, to a point in the Northwesterly line of said Lot 2 bearing

(said Northwesterly line shown on said map of said Tract No. 10648 as having a bearing North 85° 10' 30" East); thence North 85° 10' 30" East along said Northwesterly line of said Tract No. 10648, a distance of 228.14 feet to a point in said South line of said Willow Street (60 feet wide); thence along said South line of said Willow Street (60 feet wide) to the true point of beginning; Hereinafter termed the "leased land" and for all purposes of this lease deemed to contain 128.87 acres together with the exclusive right for the purposes aforesaid, of entering and occupying all or any part of the leased land and of erecting, constructing, maintaining and operating thereon or therein and/or at any time prior to sixty (60) days after the expiration or other termination of this lease, removing therefrom buildings, structures, machinery, instruments, equipment, lines, roads and other facilities and things of every kind and character, and of using all or any part of the leased land in any manner to aid in the survey, prospecting and exploration for, discovery therein, drilling for, production from, or storing, processing, removing and/or transporting all or any of said substances and/or products thereof; provided, however, that Lessee shall not be permitted to construct or maintain any refinery upon the leased land, and provided further, that nothing herein contained shall be construed as giving Lessee any rights in or to or in connection with the un-accepted top hundred (100) feet referred to in the description of Parcel A.

This lease shall remain in force for twenty (20) years, from the date hereof, and for so long thereafter as Lessee shall conduct drilling (including deepening, repairing and/or redrilling) or producing operations on or in the leased land, or be engaged therefrom as hereinafter provided, and the parties hereto hereby agree as follows:

1. All surface operations in connection with operations on or in the leased land shall be located either on Parcel A or on lands outside of the boundaries of the leased land.

II. Drilling.

(a) That said Lessee shall within one year from the date hereof, bona fide spud-in and commence the drilling of a well for the production of oil and other hydrocarbon substances from the leased land, and shall thereafter diligently and in good faith continuously prosecute such drilling operations until a well has been drilled into said leased land to a depth of Eight Thousand (8000) feet from the surface thereof unless oil, gas or other hydrocarbon substances in commercially paying quantities is found therein at a lesser depth, or unless formations encountered make it useless in the judgment of the Lessee to proceed to said depth. Any well drilled or intended by Lessee to be drilled into the leased land from a surface location on other land shall be deemed to have been spudded-in for the purposes of this lease at the time of the commencement on such other land of the drilling of such well. Within five (5) days after such commencement of any such well, Lessee shall give written notice thereof to the Lessor.

(b) That in the event the further drilling of the first well becomes impossible by reason of any accident, or is unprofitable in the judgment of the Lessee, such well may be abandoned and the drilling of a new well shall be started and spudded-in within ninety (90) days after such abandonment, under the same terms and conditions as the first well, or all right of Lessee hereunder shall ipso facto, and without notice, terminate and end. Should such second well be abandoned for any reason, said Lessee shall commence the drilling of and spud-in a third well within ninety (90) days from such abandonment under the terms and conditions herein provided for, and continue the drilling of successive wells, spudding-in each well within ninety (90) days after the abandonment date of the prior well until a well is completed producing some of said substances in paying quantities, or all rights of Lessee hereunder shall ipso facto and without notice, terminate and end.

(c) That Lessee shall, upon the completion or bringing in of a commercially paying well producing from the leased land, diligently proceed to test the same and after said well has been on a thirty (30) days test to determine its productivity, within ninety (90) days after such test spud-in a further well and continue the drilling thereof diligently and in good faith until such well is drilled into the leased land to a depth of at least Eight Thousand (8000) feet, unless, oil, gas or other hydrocarbon substances in commercially paying quantities is found therein at a lesser depth, or formations are encountered therein which make it useless, in the judgment of the Lessee, to proceed to said depth, and shall thereafter continuously operate and trying of tools in the drilling of wells upon or into the leased land, allowing not to exceed ninety (90) days to elapse between the completion of one well and the commencement of operations for the drilling of the next well, such operations to be conducted as follows and each such

such change or transfer in fact actually occurs; and any consent or permission by Lessor shall not be deemed a consent or permission or waiver as to any other assignment or transfer for or subletting. Provided, however, that a corporate reorganization, merger or change of name of Lessee shall not be deemed to be an assignment or transfer.

XXXII. Continuous Production Efforts.

That the Lessee shall, unless excused under the provisions of Paragraphs II(d) or IX hereof, diligently and continuously operate each and all of the wells upon the leased land to their full efficient capacity in accordance with the terms of this lease provided, however that the Lessee may join in any reasonable curtailment program in the event a general curtailment program is adopted in the Long Beach oil field, but not to any greater extent than is the participation in such program by the adjoining owners and/or Lessees.

XXXIII. Continuing Obligations.

That each and every of the terms, covenants and conditions of this Indenture on the part of the Lessee to be paid, kept and performed, are and are hereby declared to be, continuing terms, covenants and conditions, and shall each continue in force during the term of this Indenture, and no waiver by the Lessor of any breach of any thereof shall be construed as a waiver of any subsequent breach; and each and every of the terms covenants and conditions of this Indenture shall bind the Lessee and every person claiming by, through or under it, and each and every subsequent assignee.

XXXIV. Forfeiture. That if default shall be made by the Lessee, (a) in the producing-in of any well herein provided to be drilled prior to the completion of a producing well, this lease shall ipso facto cease and terminate; (b) or if default be made in the payment or delivery of royalties at the time and in the manner herein provided and such default shall continue for a period of ten (10) days after written demand from the Lessor, this lease shall cease and terminate, provided, however, that if the Lessee in good faith contends that it has made payment or delivery of royalty at the time and in the manner provided, it shall have the right to deposit the value of any disputed royalties in a national bank in the City of Los Angeles for the joint account of the Lessor and Lessee, in which event this lease shall not terminate in account of any such breach, and one of the parties hereto may bring on action for the declaration of the rights of the parties with respect to such dispute, and the moneys so deposited shall be returned to the Lessee or paid to the Lessor, as may be determined in any such action. If default be made by the Lessee (c) in any other of the terms, covenants and/or conditions of this Indenture of lease on said Lessee's part to be paid, kept and performed, and such default shall continue for a period of thirty (30) days after notice in writing by the Lessor to perform the same, and the Lessee's failure during said thirty day period so to do, then and in that event all rights of the Lessee hereunder shall cease, determine and except as to all wells theretofore drilled or then in the course of drilling with respect to which the Lessee shall not be so in default and the Lessor may without further notice or demand, re-enter the leased land (except as to a 2 1/2 acre parcel surrounding each such drilling or completed well located on Parcel B of the leased land, with the well as near the center thereof as is practicable, and except as to all portions of Parcel A of the leased land lying within 186 feet of the center of any and every portion of the well hole of each such completed well in said Parcel A or, as to any well then drilling to or in said Parcel A, within 186 feet of the center of any and every portion of the well hole of such well as such well is thereafter completed), and either with or without process of law, remove any and all persons and/or property from all parts of said leased land, except such parcels around such drilling or completed wells, but the Lessee shall have the right to continue to maintain upon or in the lands with respect to which this lease may have been so forfeited, all pipe lines, pole lines, tanks, and equipment necessary in the operation of the wells retained, but any such retained rights as to any such wells shall be subject to all of the terms, covenants, and conditions of this lease, and subject to termination and forfeiture as herein provided, and further, said retained rights shall terminate and end as to any such well when the same shall cease to produce oil and/or gas in quantities sufficient to pay to pump, or otherwise secure and save unless work is promptly commenced and diligently and continuously prosecuted to restore said well to production.

XXXV. Surrender of Possession by Lessee.

That at the expiration of this Indenture, or its sooner determination, said Lessee

shall quit and peaceably surrender possession of the demised premises, and the whole thereof, and shall, if required as to do by said Lessor, as far as possible, leave said premises in the same condition they would have been in had its activities hereunder not been engaged in thereon.

XXXVI. Covenants Are Conditions Precedent.

That each and every of the terms, covenants and conditions of this Indenture on the part of the Lessee to be paid, kept and performed are, and are hereby declared to be, of the essence of this agreement, the strict performance of each and every of said terms, covenants and conditions at the time and in the manner herein specified being each and all conditions precedent to the continuation of the rights of the Lessee hereunder.

XXXVII. Remedies Cumulative.

That each and every of the rights and remedies herein reserved to the Lessor are and are hereby declared to be, cumulative rights and remedies, the exercise of any one of which shall not impair the Lessor's right to exercise simultaneously therewith, or at any time thereafter, any other right or remedy herein reserved.

XXXVIII. Notices.

That any written notice provided to be given under the terms hereof to said Lessor may be given to it by delivering the same to one of its officers personally or by mailing such notice by registered mail, addressed to it at Room 817 Security Building, in the City of Long Beach, State of California; and any written notice provided to be given to said Lessee may be given to it by delivering the same to one of its officers personally or by mailing such notice by registered mail, addressed to it at Shell Building, 100 Bush Street, San Francisco, California.

Service of notice shall be deemed complete forthwith upon personal service or within forty-eight (48) hours after the deposit of the notice in the United States mail in the State of California, addressed as aforesaid.

The address of either party may be changed by written notice to the other to be effective ten (10) days after such change.

In Witness Whereof, the Lessor and the Lessee have caused their respective corporate names to be hereunto subscribed and their respective corporate seals to be hereto affixed by their respective proper officers thereunto duly authorized as of the day and year first hereinabove written.

(Seal)

BIXBY LAND COMPANY
By Llewellyn Bixby, Jr. President
By W. W. Windes, Secretary
Party of the First Part
LESSOR

(Seal)

SHELL OIL COMPANY, INCORPORATED
By E. F. Davis, Vice President
By B. D. Koonts, Assistant Secretary
Party of the Second Part
LESSEE

State of California, County of Los Angeles) SS. On this 8th day of May, 1944
before me, P. L. Kane, Notary Public in and for said County and State, residing therein
duly commissioned and sworn, personally appeared Llewellyn Bixby, Jr., and W. W. Windes
known to me to be the President and Secretary, respectively, of BIXBY LAND COMPANY, the
corporation described in and that executed the within instrument and also known to me to
be the persons who executed it on behalf of the corporation therein named, and they
acknowledged to me that such corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal
at my office in said County and State, the day and year first above written.

(Seal) P. L. Kane, Notary Public in and for said
County and State. My commission expires May 18, 1946.

State of California, County of Los Angeles) SS. On this 24 day of May
1944, before me, Winifred M. Berryman, a Notary Public in and for said County and State
residing therein, duly commissioned and sworn, personally appeared E. F. Davis and
B. D. Koonts, known to me to be the Vice President and Assistant Secretary, respectively
of SHELL OIL COMPANY, INCORPORATED, the corporation described in and that executed the
within instrument and also known to me to be the persons who executed it on behalf of
the corporation therein named, and they acknowledged to me that such corporation exe-
cuted the same.

In Witness Whereof, I have hereunto set my hand and affixed my
official seal, at my office in said County and State the day and year last above written.
(Seal) Winifred M. Berryman, Notary Public in and for
said County and State. My commission expires July 30, 1947

Checked By: JMB (Lose) By: MU (File) Approved By: ABO (Form) WM For'd for Signature
LMB

2249. Recorded at request of Lessee, Sep. 13, 1945, 3:27 P.M. Compared.
Name B. Scotty, County Recorder, By C. Holman (136) Deputy
\$12.50-12.50.

U. S. I. R. S. \$10.00 Cancelled

JOINT TENANT DEED

IN CONSIDERATION of \$10.00, receipt of which is hereby acknowledged, FRANK PLATO, a married man does hereby Grant to WILLIAM D. HARRIS and IRENE M. HARRIS, husband and wife, as Joint Tenants, all that real property in the City of Compton County of Los Angeles, State of California, described as: Lot 20 of Tract No. 10413, as per map recorded in Book 130, Pages 37 and 38 of Maps, in the Office of the County Recorder of said County. ALSO Lot 12A of Tract No. 10378, as per map recorded in Book 131, Pages 31 and 32 of Maps, in the office of the County Recorder of said County. Dated this 3rd day of September, 1946.

Frank Plato (FRANK PLATO)

Edna M. Plato

State of California, County of Los Angeles) On this 3rd day of September, 1946, before me, the undersigned, a Notary Public in and for said County, personally appeared Frank Plato and Edna M. Plato known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

(Seal)

Joanitta Cavanaugh Notary Public in and for said County and State. My Commission expires April 3, 1947.

#46 Recorded at request of TITLE INSURANCE & TRUST CO. SEP 21 1946 8 A.M.

Copyist #115 Compared MARK S. BENTLEY, County Recorder.

\$1.00-3-T

By *M. Bruto* (30)

Deputy

U. S. I. R. S. \$3.30 Cancelled

JOINT TENANT DEED

IN CONSIDERATION of \$10.00, receipt of which is hereby acknowledged, R. L. HOLDER and LOIS HOLDER, his wife do hereby Grant to BARTLETT A. MC DEARMON and VIVIAN M. MC DEARMON, his wife, as Joint Tenants, all that real property in the County of Los Angeles, State of California, described as: Lot 44 of Tract No. 11797, in the County of Los Angeles, State of California, as per map recorded in Book 214, Pages 47 and 48 of Maps, in the office of the County Recorder of said County. SUBJECT TO: All taxes for the fiscal year 1946-1947. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record. Deed of Trust securing an indebtedness in favor of Laura J. Young, as per its terms of record. Dated this 31st day of August, 1946.

R. L. Holder

Lois Holder

State of California, County of Los Angeles) On this 3rd day of September, 1946, before me, Josephine Jerome, a Notary Public in and for said County, personally appeared R. L. Holder and Lois Holder, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

(Seal)

Josephine Jerome Notary Public in and for said County and State. My Commission expires April 11, 1950.

#48 Recorded at request of TITLE INSURANCE & TRUST CO. SEP 21 1946 8 A.M.

Copyist #115 Compared MARK S. BENTLEY, County Recorder.

\$1.00-3-T

By *M. Bruto* (30)

Deputy

9-21-46 #718

U. S. I. R. S. \$113.85 Cancelled

GRANT DEED

KIMMY LAND COMPANY, a corporation, in consideration of Ten (\$10.00) Dollars to it in and paid, the receipt of which is hereby acknowledged, does hereby grant to SUPERIOR DEVELOPMENT CO., a corporation, all that property in the County of Los Angeles, State of California, described as follows: PARCEL 1: Lot 12 of Tract No. 10548, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 174 Pages 11 to 23 inclusive of Maps in the office of the County Recorder of said County. PARCEL 2a: That portion of Lot 13 of Tract No. 10548, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 174 Pages 15 to 23 inclusive of Maps in the office of the County Recorder of said County, lying Northeastly of the Northeast line of Tract No. 11074, as per map recorded in Book 254 Page 44 of Maps, Records of said County, and Northwestly of the Center line of Los Coyotes Diagonal, 100 feet wide, described in deed to City of Long Beach, recorded 1-12-46 in Book 22674 Page 175, O.R. PARCEL 3: That portion of Lot 5 of Tract No. 10548, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 174 Pages 15 to 23 inclusive of Maps in the office of the County Recorder of said County, included within the following boundaries: BEGINNING at the intersection of the center line of Lakewood Boulevard with the prolongation easterly of the Northerly line of Lot 6 Tract No. 10548, as per map recorded in Book 174 of Maps, Pages 15 to 23 both inclusive, in the office of the County Recorder of the County of Los Angeles, State of California; thence North 89° 47' 55" West 539.80 feet, along said prolongation easterly and said northerly line of Lot 6, to the beginning of a tangent curve concave to the northeast and having a radius of 2000 feet; thence westerly 767.90 feet, along said curve; thence North 87° 48' West 271.87 feet to the beginning of a tangent curve concave to the southwest and having a radius of 2000 feet; thence westerly 777.00 feet, along said curve; and thence South 89° 54' 55" West 341.00 feet, to the true point of beginning, in the center line of Newport Avenue;

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thence southerly along the center line of said Street Avenue to the prolongation westerly of the South line of Lot 5 of Tract No. 10343, as per map recorded in Book 174 Pages 19 to 23 both inclusive of Maps; thence westerly along said prolongation and said South line to the westerly line of land described in the allocation of Taking by the U.S.A. in Case No. 4495 P.M. Civil U.S.D.C. Southern District of California, and recorded in Book 2049 Page 65, Official Records; thence northerly along said westerly line to the curve above described as concave to the Southwest and having a radius of 2000 feet; thence westerly along said curve to the end thereof; thence South 0° 34' 55" West 341 feet to the true point of beginning.

PARCER 4: That portion of Lot 6 of Tract No. 10343, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 174 Pages 19 to 23 inclusive of Maps in the office of the County Recorder of said County, lying westerly of a line bearing North 0° 11' 15" East from a point in the South line of said lot distant along said line North 0° 47' 45" East 739 feet from the Southwest corner of Tract No. 11431, as per map recorded in Book 235 Page 47 of Maps, Records of said County.

EXCEPTING THEREFROM that portion described as follows: BEGINNING at a point on the east line of said Lot 6, 23 feet northerly from the Southwest corner of said lot; thence northerly along a line parallel with and 25 feet northerly, measured at right angles, from the southerly line of said lot, a distance of 740 feet; thence southerly parallel with the West line of said lot to the South line thereof; thence westerly along said South line to the Southwest corner of said lot 6; thence northerly along the West line thereof to the point of beginning.

BUT RESERVING THEREFROM to the Grantor, its successors and assigns, all oil, gas, and other hydrocarbon substances in, under and/or that may be produced from a depth below one hundred (100) feet from the surface of said property, or any part thereof, but provided further that such reservation shall not vitiate the said grantor, its successors or assigns, to any use of or rights in or to any portion of the surface of said property to a depth of one hundred (100) feet below the surface thereof, and that Grantor, its successors and assigns, shall have the right to drill into, locate wells in, and produce oil, gas, and other hydrocarbon substances from that portion of said property which lies at a depth below one hundred (100) feet from the surface of said property, and no other part thereof.

SUBJECT TO: This conveyance is made subject to the following conditions which are hereby specifically provided to be conditions subsequent, and by the acceptance of this conveyance the Grantee, its successors and assigns, do hereby undertake and agree to perform as follows:

1. That no water developed, or which may be hereafter developed, or produced on or from said property shall ever be exported therefrom.

2. That no portion or part of said lots or parcels of land shall be used or occupied by or rented to, or be permitted to be used or occupied by or rented to any person not of the White or Caucasian race and that no person ever shall live upon said property whose blood is not entirely that of the Caucasian or White race, but if persons are kept thereon by such Caucasians occupied strictly in the capacity of servants or employees of such Caucasians, such circumstances shall not constitute a violation of this covenant.

3. No building shall ever be moved on said property. 4. No noxious or offensive trade shall be carried on upon said property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. No trailer, tent, shack, garage, barn, or other outbuilding erected on the property shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

6. No single family dwelling having a ground floor square foot area of less than eight hundred (800) square feet, exclusive of porches, patios, and garages, shall be permitted on said property; and no multiple family dwelling having a gross floor square foot area of less than one thousand (1000) square feet shall be permitted on said property.

7. No structure shall be erected, altered, placed, or permitted to remain on any portion of the property described in this Deed which shall be used or designed, or intended to be used for any purpose other than a single or multiple family dwelling.

The foregoing conditions are hereby declared to be conditions subsequent upon which the title to the Grantee to the above described land shall depend, and upon the breach of said conditions, or any of them, the said land shall revert to said Grantor, its successors, or assigns, with the right of reentry.

In the event the above described land shall be subdivided, then and in each event the foregoing conditions subsequent shall apply to and affect, including forfeiture and reentry upon breach of any of said conditions, each of the lots in said subdivision, irrespective and without reference to or affecting any of the other lots.

PROVIDED that each and all of the conditions and restrictions contained herein in Sections 3 to 7, inclusive, shall absolutely terminate after, but not before January 1, 1962, and the conditions and restrictions in Sections 1 and 2 hereof shall be perpetual.

PROVIDED FURTHER, that a breach of the foregoing conditions shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said property, or any part thereof, but said conditions shall be binding upon and effective against any owner of property whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

IN WITNESS WHEREOF, the above mentioned corporation has caused this Deed to be duly executed and its corporate name to be subscribed hereto by its Vice President, and attested by its Secretary, who has hereunto affixed its corporate seal, this 16th day of September, 1946.

(Seal)

KIRBY LAMP COMPANY,
By A. Hanson Smith Vice President
By W. E. Windsor Secretary

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State of California County of Los Angeles) On this 17th day of September, 1946, before me, F. L. Kane a Notary Public in and for said County, personally appeared A. Hanson Smith, known to me to be the Vice President, and S. H. Winters, known to me to be the Secretary, of RILEY LANE COMPANY, the corporation that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same. WITNESS my hand and official seal.

(Seal)

F. L. Kane Notary Public in and for said County and State.

My Commission expires May 19, 1950.

RAM

* 5715 Recorded at request of TITLE INSURANCE & TRUST CO. SEP 21 1946 8 A.M.

Copyied 5/15 Compared NAME S. BEATTY, County Recorder.

\$2.00-22-2

By *M. Berto* (30

Deposy

ORIGINAL

COMBINATION

BOOK NO. 3941

MORTGAGE OF CHATTELS

THIS MORTGAGE, made this 12th day of September, 1946 by Gladys H. Trembley of Los Angeles, California by occupation Housewife, Mortgagor to State Investment & Loan Co. of Los Angeles, California by occupation a Finance Company (License No. 74211 14), MORTGAGEE, WITNESSETH:

That the Mortgagor mortgages to the Mortgagee all of the following described property, to-wit:

YEAR MOON	TRADE NAME	BODY TYPE	MOYOR NO.	SERIAL NO.	LICEN- NO.	NO. CYLS.
-----------	------------	-----------	-----------	------------	------------	-----------

CERTAIN CHATTELS, INCLUDING HOUSEHOLD GOODS, TO-WIT:

Divan & Chair set, coffee table, end table, occasional chair, lamp, Table, 6 chairs, stove, Table top, O'Keefe & Merritt, Refrigerator, O'Keefe & Merritt, Table & 4 chairs, 1 bedroom set consisting of 1 Double bed, springs & mattress, dressing table, wash, chest of drawers: 1 Bedroom set, consisting of 1 Double bed, inner spring mattress & springs, chest, stool, and table, chair; 1 Bedroom set, consisting of Walnut twin beds, springs & Mattress, dressing table, chest of drawers, night stand, 1 Dima, night stand, 1 chest of drawers, 1 occasional chair, lamp, dressing table, 1 small table model radio, 1 9x12 Rug, 1 small rug, washing machine, and any dishes, drapes, linens, silverware, kitchen utensils, Wric-a-brac, and or any other household effects not herein individually set forth.

now located at 163 W. 94th St. City of Los Angeles 3, California County of Los Angeles State of California as security for the payment by Mortgagor of a promissory note bearing date of September 17, 1946 in the sum of Two Hundred Twenty and 00/100 Dollars (\$220.00) payable in 12 successive monthly installments of \$21.23 each including approximate charges at the rate of 2 1/2% per month on that part of the unpaid principal balance of said note not in excess of \$100.00, and 2% per month on any remainder of such unpaid principal balance, the first of which installments shall be payable on the 12th day of October, 1946, together with a final installment, covering any unpaid balance, including charges as aforesaid, which first installment is due and owing on the 12th day of September, 1947, said note bearing charges after maturity at said rate. Mortgagor warrants that the above described property is free and clear of all encumbrances of whatever nature except none and agrees that, excepting a motor vehicle, no property above mentioned shall be removed from the above address and no motor vehicle mentioned herein will be removed from the state in which this mortgage is executed without first obtaining written consent of mortgagee. Mortgagor promises to pay said note and all other money obligations as herein specified according to their tenor, and to perform all agreements as in said note and in this mortgage stated according to their terms. All payments to be made in lawful money of the United States. All renewals and extensions of said note or any part thereof are likewise secured hereby. Mortgagor agrees to pay all taxes, assessments or liens levied against or attached to said chattels and will keep same in good order and repair, housed in a suitable shelter and will exhibit the said chattels upon demand of Mortgagee. When service of any notice is necessary Mortgagor agrees that deposit, by Mortgagee, of same in the United States registered mail directed to the last given address of Mortgagor shall be sufficient. Should Mortgagee make any additional advance of money to Mortgagor subsequent to the date and prior to the satisfaction of this mortgage, for preservation of the security, such advance shall become a principal part of said note, shall be secured by this mortgage, and shall bear charges at the rate provided for in said note. Mortgagee agrees upon receipt of any installment to apply the same, first to the satisfaction of any unpaid charges, and second, the balance in payment of principal. In the event Mortgagor defaults in the payment of any installment or portion thereof payable by Mortgagor under the terms of this mortgage or said note, or should Mortgagor fail to perform or abide by any of the conditions or covenants as contained in said note or this mortgage, then and in that event Mortgagee shall have the right to declare immediately due and payable the entire balance of moneys then remaining unpaid. Such an election by Mortgagee shall be final and conclusive upon Mortgagor and at its option Mortgagee may immediately take possession of said property according to law, together with all additional, equipment, and accessories thereto. Should Mortgagee take possession of said property, Mortgagee may, sell said property at public or private sale, at any time not less than five (5) days after notice is mailed by registered mail, postage prepaid, to the last known address of Mortgagor, advising Mortgagee that possession of said property has been taken and will be sold unless Mortgagor shall pay all sums then due within five (5) days from the date thereof. Said property may be sold upon such terms and in such manner as Mortgagee may determine, and

GRANT OF EASEMENT

10-14-52 #2319

WHEREAS, the authority granted the Secretary of the Army by the Act of Congress approved July 24, 1946 (C. 596, Sec. 7, 60 Stat. 643, as amended; 43 U. S. C. 931b) was made applicable to the Secretary of the Navy by the Act of Congress approved October 25, 1951 (C. 563, Title I, S. 101, 65 Stat. 641; 50 U. S. C. 771-1); and,

WHEREAS, the above-cited Acts of Congress authorize and empower the Secretary of the Navy to grant easements to municipalities for rights-of-way across acquired lands under his jurisdiction for road purposes; and,

WHEREAS, the CITY OF LONG BEACH, a municipal corporation located in the County of Los Angeles, State of California, in order to alleviate traffic congestion, has an immediate and urgent need for the use of a parcel of land forming a portion of the Government-owned Lexington Housing Project, Long Beach, California, the land forming the said Housing Project being under the jurisdiction of the Department of the Navy, for the purpose of widening Willow Street along the northern boundary of the Housing Project; and,

WHEREAS, the Secretary of the Navy has determined that the grant of an easement to the CITY OF LONG BEACH for the purposes hereinabove set out is not incompatible with the public interest;

NOW THEREFORE, in consideration of the premises, the UNITED STATES OF AMERICA, acting by and through the Secretary of the Navy, hereby grants unto the CITY OF LONG BEACH, a

municipal corporation organized and existing under the laws of the State of California, located in the County of Los Angeles, State of California, its successors and assigns, a permanent easement for highway purposes over a parcel of land forming a portion of those lands acquired by the UNITED STATES OF AMERICA in Civil Action No. 4495-PH, for the establishment of the Lexington Housing Project, Long Beach, California, and more particularly described as follows:

A parcel of land approximately 783.23 feet in length by 50.00 feet in width, being the northerly 50.00 feet of those lands lying southerly of the center line of Willow Street in Lots 5 and 6, Tract No. 10548, known as the Lexington Housing Project, Long Beach, California, as shown on City of Long Beach, California, Department of Engineering Drawing No. A-834, approved August 1, 1949, a copy of which is attached hereto and made a part hereof, marked Exhibit "A".

TO HAVE AND TO HOLD, the above-described interest in lands unto the CITY OF LONG BEACH, its successors and assigns, so long as said interest in lands shall be used exclusively for the above-described highway purposes, provided that, on the failure of the CITY OF LONG BEACH to comply with the terms and conditions of this easement, or when this easement shall no longer be used for the above-described highway purposes for a period of two consecutive years, or when this easement shall be abandoned by the CITY OF LONG BEACH, the interest in lands herein granted to the CITY OF LONG BEACH, its successors and assigns, shall cease, and automatically shall revert to, and be revested in, the UNITED STATES OF AMERICA, without any necessity for re-entry by the UNITED STATES OF AMERICA, or the filing of any action at law or in equity by the UNITED

STATES OF AMERICA to regain possession.

IN WITNESS WHEREOF, the UNITED STATES OF AMERICA has caused this instrument to be executed by the Secretary of the Navy for and in its behalf and the Seal of the Department of the Navy affixed hereto, this 3rd day of September, 1952.

THE UNITED STATES OF AMERICA

By

Dan A. Kimball
Secretary of the Navy

DISTRICT OF COLUMBIA: to wit,

I, H. E. Sweeney, a Notary Public in and for the said District, do hereby certify that Dan A. Kimball, party to that certain Grant of Easement bearing date of the 3rd day of September, 1952, and hereunto annexed, personally appeared before me in the said District the said Dan A. Kimball, being personally well known to me as the person who executed the said Grant of Easement, and acknowledged the same to be his act and deed. Given under my hand and seal this 3rd day of September, 1952.

H. E. Sweeney
Notary Public

Commission Expires: 12/14/52

APPROVED AS TO FORM

October 10, 1952

IRVING M. SMITH, CITY ATTORNEY

BY *John R. Simmons*
DEPUTY CITY ATTORNEY

RESOLUTION No. C-12513

A RESOLUTION AUTHORIZING THE CITY ATTORNEY OF THE CITY OF LONG BEACH TO CONSENT TO ALL DEEDS OR GRANTS CONVEYING TO THE CITY OF LONG BEACH REAL ESTATE, OR ANY INTEREST THEREIN, OR EASEMENT THEREON, REQUIRED BY SECTION 27231 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA; AND REPEALING RESOLUTION NO. C-9109, RESOLUTIONS OF THE CITY COUNCIL OF THE CITY OF LONG BEACH.

The City Council of the City of Long Beach resolves as follows:

Section 1. That the City Attorney of the City of Long Beach is hereby authorized to consent, on behalf of the City of Long Beach, to all deeds or grants conveying to the City of Long Beach real estate, or any interest therein, or easement thereon, required by Section 27231 of the Government Code of the State of California, which consent of the City of Long Beach as grantee may be evidenced by the written acceptance of the City Attorney attached to such deed or grant together with a certified copy of this resolution.

Sec. 2. Resolution No. C-9109 is hereby repealed.

Sec. 3. The City Clerk shall certify to the passage of this resolution by the City Council of the City of Long Beach and cause the same to be posted in three conspicuous places in the City of Long Beach, and it shall thereupon take effect.

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of August 22, 1950, by the following vote:

Ayes: Councilmen: Parmley, Sutter, Seaton, Wagner, Jackson, Klockslem, Carleson, Chace
Noes: Councilmen: None
Absent: Councilmen: Kealer

I hereby further certify that said resolution was, on the 23rd day of August, 1950, posted in three (3) conspicuous places in the City of Long Beach.

C. G. ROSEBERRY
City Clerk

(SFAL)

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF LONG BEACH)

I, MARGARET L. HEARTWELL, City Clerk of the City of Long Beach, do hereby certify that the foregoing is a true and correct copy of Resolution No. C-12513 adopted by the City Council on the 22nd day of August, 1950, which resolution has not been repealed or amended.

Dated: October 10, 1952.

MARGARET L. HEARTWELL, City Clerk

Margaret L. Heartwell

IRVING M. SMITH, City Attorney of the City of Long Beach, does hereby consent to and accept, on behalf of the City of Long Beach, the attached Grant of Easement from United States of America, acting by and through the Secretary of the Navy,

to the City of Long Beach.
Dated at Long Beach, California, this 10th day of October, 1952.

IRVING M. SMITH, City Attorney

By *John R. Kemoch*
~~JOHN R. KEMOCH~~ Deputy City Attorney

IRVING M. SMITH
CITY ATTORNEY OF LONG BEACH
804 CITY HALL
LONG BEACH 2, CALIFORNIA
TELEPHONE 6-9041

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Special Assistant
The Attorney General
808 Federal Building
Los Angeles 12, California
Nation 7411, 1-7, 321

Attorney for Plaintiff

IN THE DISTRICT COURT OF THE UNITED STATES
IN AND FOR THE SOUTHERN DISTRICT OF CALIFORNIA
CENTRAL DIVISION

UNITED STATES OF AMERICA,

Plaintiff,

vs.

CERTAIN LAND SITUATE IN THE
CITY OF LONG BEACH, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA;
AIRCRAFT BUILDERS, INC., a Cali-
fornia corporation; BIXBY LAND
COMPANY, a California corporation,
et al.

Defendants.

No. 4495-PH Civil

ORDER ON STIPULATION TO REVEST

IN THE FORMER OWNERS OF PARCELS

1 AND 2 CERTAIN INTERESTS THEREIN

Upon presentation and reading of the Stipulation of the Attorney
General of the United States, for himself and on behalf of the plaintiff,
United States of America, and the defendants, Aircraft Builders, Inc., a
California corporation, and Bixby Land Company, a California corporation,
dated the 3 day of July, 1948, wherein and whereby the Attor-
ney General, pursuant to authority in him vested by Title 40, Sec. 258(f),
United States Code Annotated, has excluded from the property condemned in
this proceeding the rights to oil one hundred (100) feet below the surface
of Parcels Nos. 1 and 2 as the same are described in said Stipulation; and
the defendants, Aircraft Builders, Inc., and Bixby Land Company having con-
sented thereto, and defendant, Bixby Land Company having accepted the inter-
est so revested, and good cause appearing therefor,

IT IS ORDERED, ADJUDGED AND DECREED that by virtue of said Stipulation

there is reversioned in Bixby Land Company, a California corporation, all right to oil, gas, and other hydrocarbon substances in, under, and/or that may be produced from a depth below one hundred (100) feet from the surface of said property, provided that such reservation shall not entitle the Bixby Land Company, its successors or assigns, to any use of, or rights to any portion of the surface of said property to a depth of one hundred (100) feet below the surface thereof, and further reserving to the Bixby Land Company, its successors and assigns, the right to drill into, locate wells in, and produce oil, gas and other hydrocarbon substances from that portion of said property which lies at a depth one hundred (100) feet below the surface of said property, and there is excluded from the Declaration of Taking and from this proceeding the rights and interests so reversioned as fully as if the same had never been included in this action. It is further:

ORDERED that there be dismissed from this proceeding the right of the United States to condemn and take any interest in and to any oil which is or may be found or located one hundred (100) feet below the surface of Parcels 1 and 2 as the same are described in the Amended Complaint on file herein, and it is further:

ADJUDGED AND DECREED that by virtue of the exclusion, reversioning and dismissal of said interest in or right to oil, and by agreement of the parties thereto, no award of just compensation or for any damages whatsoever are due to Aircraft Builders, Inc., a corporation, or Bixby Land Company, a corporation, or either of them, for the deprivation of said defendants, or either of them, of the enjoyment of the said right to interest in oil for the period between May 29, 1945, when the United States acquired title thereto by Declaration of Taking, and the date of the said Stipulation wherein said interests were reversioned as therein provided.

The Court reserves jurisdiction to enter such further orders and decrees as may be necessary to give effect hereto.

The property affected by this Order is that property described in Paragraph III of the said Stipulation.

there is reverted in Bixby Land Company, a California corporation, all right to oil, gas, and other hydrocarbon substances in, under, and/or that may be produced from a depth below one hundred (100) feet from the surface of said property, provided that such reservation shall not entitle the Bixby Land Company, its successors or assigns, to any use of, or rights to any portion of the surface of said property to a depth of one hundred (100) feet below the surface thereof, and further reserving to the Bixby Land Company, its successors and assigns, the right to drill into, locate wells in, and produce oil, gas and other hydrocarbon substances from that portion of said property which lies at a depth one hundred (100) feet below the surface of said property, and there is excluded from the Declaration of Taking and from this proceeding the rights and interests so reverted as fully as if the same had never been included in this action. It is further:

ORDERED that there be dismissed from this proceeding the right of the United States to condemn and take any interest in and to any oil which is or may be found or located one hundred (100) feet below the surface of Parcels 1 and 2 as the same are described in the Amended Complaint on file herein, and it is further:

ADJUDGED AND DECREED that by virtue of the exclusion, reverting and dismissal of said interest in or right to oil, and by agreement of the parties thereto, an award of just compensation or for any damages whatsoever are due to Aircraft Builders, Inc., a corporation, or Bixby Land Company, a corporation, or either of them, for the deprivation of said defendants, or either of them, of the enjoyment of the said right or interest in oil for the period between May 29, 1945, when the United States acquired title thereto by Declaration of Taking, and the date of the said Stipulation wherein said interests were reverted as therein provided.

The Court reserves jurisdiction to enter such further orders and decrees as may be necessary to give effect hereto.

The property affected by this Order is that property described in Paragraph III of the said Stipulation.

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DATED: This 861 day of August, 1946.

Presented by:
EUGENE M. WILLIAMS
Special Assistant to
the Attorney General

C. E. Bennett
United States District Judge.

GEORGE F. HURLEY
Special Attorney
Lands Division
Department of Justice

By _____
Attorneys for Plaintiff.

APPROVED AS TO FORM AND SUBSTANCE:

SMITHFIELD & LADDEN

By *[Signature]*
Attorneys for defendant
ARTCRAFT BUILDERS, INC.

DANIEL MARTIN TAUBMAN & SILPSON

By *[Signature]*
Attorneys for defendant
BIGBY LAND COMPANY

Ind. No.
Docketed

Aug 6 - 1946
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Edmund L. Smith
Deputy

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DATED: This 8th day of August, 1946.

Presented by:

EUGENE D. MILLER'S
Special Assistant to
the Attorney General

C. E. Bennett
United States District Judge.

GEORGE F. BURLEY
Special Attorney,
Lands Division
Department of Justice

By _____
Attorneys for Plaintiff.

APPROVED AS TO FORM AND SUBSTANCE:

SMITHFIELD & LADDEN

By [Signature]
Attorneys for defendant
ARTCRAFT BUILDERS, INC.

BENTON, HART, TAUBMAN & SILPSON

By [Signature]
Attorneys for defendant
BIBBY LAND COMPANY

Aug 8 - 1946
J. H. [unclear]
Docketed
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3-71
Edmund L. [unclear]
[unclear]
Deputy

339

A TRUE COPY. MAR 1 - 1964
ATTEST. ETC.
[Signature]
L. H. HARRIS, Secy.

DOCUMENT NO. 1 339
RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST CO
MAY 6 1964 AT 8 A.M.
IN OFFICIAL RECORDS
County of Los Angeles, California
By WILLIAM R. BEATTY, County Recorder
Deputy

3995281
Attn to
Bryant Ford Co.,
817 Beverly Blvd.,
Long Beach, Calif.

508

00-1030886

80-1090894

WHEN RECORDED MAIL TO:
ECONOMY BROWN CORP.
595 E. THIRD STREET
LONG BEACH, CALIF. 90802

ATTN: WECK MORGAN

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
OCT 31 1980 AT 8 A.M.
Recorder's Office

#7879609-D. Alotone

Lexington Defense Housing Sale
Long Beach, CA 9-N-CA-650-D
(Surplus Property Commission of
the City of Long Beach, CA)

FREE N

DOCUMENTARY TRAIL FOR T 1 1
ON APPLICABLE ELEVATION, UNLIMITED
ON LUMBER, UNLIMITED
ON CEMENT, UNLIMITED
ON BRICK, UNLIMITED
ON CONCRETE, UNLIMITED
ON STEEL, UNLIMITED
ON WOOD, UNLIMITED
ON GLASS, UNLIMITED
ON CERAMIC, UNLIMITED
ON PAINT, UNLIMITED
ON PLASTER, UNLIMITED
ON ROOFING, UNLIMITED
ON FLOORING, UNLIMITED
ON WALLS, UNLIMITED
ON CEILING, UNLIMITED
ON DOORS, UNLIMITED
ON WINDOWS, UNLIMITED
ON HATCHES, UNLIMITED
ON STAIRS, UNLIMITED
ON ELEVATORS, UNLIMITED
ON MECHANICAL, UNLIMITED
ON ELECTRICAL, UNLIMITED
ON PLUMBING, UNLIMITED
ON HEATING, UNLIMITED
ON COOLING, UNLIMITED
ON VENTILATION, UNLIMITED
ON INSULATION, UNLIMITED
ON SOUND, UNLIMITED
ON LIGHTING, UNLIMITED
ON SECURITY, UNLIMITED
ON FIRE, UNLIMITED
ON PEST, UNLIMITED
ON MOLD, UNLIMITED
ON ASBESTOS, UNLIMITED
ON LEAD, UNLIMITED
ON RADON, UNLIMITED
ON OTHER, UNLIMITED
Signature of the Recorder of Deeds
Signature of the Recorder of Deeds

QUITCLAIM DEED

THIS NECESSARY IN CHAIN OF TITLE

THIS INDENTURE, made the 15th day of April 1980,
between the UNITED STATES OF AMERICA, acting by and through the
Administrator of General Services, under and pursuant to the
powers and authority contained in the provisions of the Federal
Property and Administrative Services Act of 1949 (63 Stat. 377),
as amended, and regulations and orders promulgated thereunder,
GRANTOR, and SURPLUS PROPERTY COMMISSION OF THE CITY OF LONG BEACH,
a political entity under the laws of the State of California,
GRANTEE,

WITNESSETH: That the said GRANTOR, for and in consid-
eration of: the sum of TWO MILLION, EIGHT HUNDRED EIGHTY-TWO
THOUSAND FOUR HUNDRED EIGHT and 76/100 DOLLARS (\$2,882,408.76)
in lawful money of the United States of America, to be paid by
GRANTEE to GRANTOR, receipt of which is hereby acknowledged; and
the covenant contained herein for certain potential additional
amounts due, the latter evidenced by a Deed of Trust, has remised,
released and forever quitclaimed, and by these presents does remise,
release and forever quitclaim, unto the said GRANTEE, and to its
successors and assigns, that certain real property situate, lying
and being in the County of Los Angeles, State of California,
described as follows:

That certain Parcel of Land lying in the
City of Long Beach, County of Los Angeles,
State of California, acquired by the United
States of America by Civil No. 4495, filed
May 29, 1945, in District Court of the
United States in and for the Southern District
of California, Central Division, and recorded
as Document No. 1783, on May 31, 1945 in the
Office of the Recorder, Los Angeles County,
described as follows:

Being a portion of Lot 6 of Tract No. 10548,
as recorded in Map Book 174 on pages 15 to 23,
Records of Los Angeles County Recorder Office,
and more particularly described as follows:

Beginning at the point of intersection of
center lines of Lakewood Boulevard and Twenty-
Third Street, point being a city of Long Beach
Monument No. 2901 (a spike shaft with punch mark);
thence,

APN 7248-002-902
7248-002-902

Surplus Property Commission of City of Long Beach
CITY OF LONG BEACH
CALIFORNIA

2

Lexington Defense Housing Sale
Long Beach, CA 9-M-CA-650-D
(Surplus Property Commission of
the City of Long Beach, CA)

- (1) N 89° 47' 12" W - 930.03 ft.
along the center at Twenty-
Third Street to a point in the
Southernly line of said Lot 6,
said point being also Southwest
corner of Tract No. 11451, as per
Map Book 255, pgs. 40 and 41,
Records of Los Angeles County, said
point being (6" x 6" Concrete
Monument, 7" below ground with lead
and Tag L.S. 3287) the TRUE POINT OF
BEGINNING; thence,
- (2) N 89° 47' 12" W - 738.96 ft.
continuing along center line of
Twenty-Third Street and said South
line of Lot 6 to a point marked by
2 inch iron pipe and Tag L.S. 3287;
thence,
- (3) N 0° 10' 52" E - 1142.19 ft.
along the Westerly line of said
Lot 6 to a point marked by a 2 inch
iron pipe and Tag L.S. 3287; thence,
- (4) S 89° 49' 08" E - 583.40 ft.
to a point of beginning of non-
tangent curve; thence,
- (5) Along said curve to the right having
a central angle of 32° 16' 13", radius
of 75.00 ft. and chord bearing N 73°
53' 24" E - 41.69 ft., through an arc
length of 42.24 ft., said curve having
a radial line from beginning of curve
S 32° 02' 21" E, to the point of radius;
thence,
- (6) S 89° 49' 08" E - 115.49 ft.
to a point in Westerly line of afore-
said Tract No. 11451, marked by 2 inch
iron pipe and Tag L.S. 3287; thence,
- ✓ (7) S 0° 10' 37" W - 1154.18
along Westerly line of said Tract
No. 11451 to the TRUE POINT OF BEGINNING.

Containing 19.4157 ac.-..

Lexington Defense Housing Sale
Long Beach, CA 9-M-CA-650-D
(Surplus Property Commission of
the City of Long Beach, CA)

RESERVING TO THE GRANTOR, however, a perpetual easement to construct, operate, and maintain a covered storm drain and appurtenant structures in, under, over, and across the real property in the City of Long Beach, County of Los Angeles, State of California, described as follows:

That portion of that part of Lot 6, Tract No. 10548, as shown on map filed in Book 174, pages 15 to 23, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, described in deed to the United States of America, recorded in Book 22049, page 65, of Official Records, in the office of said Recorder, within the following-described boundaries:

Beginning at the intersection of the northerly line of 23rd Street, 30 feet wide, as shown on map of Tract No. 12288, filed in Book 254, pages 23 and 24; of said Maps, with the southerly prolongation of the westerly line of Lot 70, Tract No. 11451, as shown on map filed in Book 255, pages 40 and 41, of said Maps; thence along said southerly prolongation northerly to a line parallel with and 12 feet northerly, measured at right angles, from said northerly line; thence along said parallel line N 89° 47' 25" W 212.74 feet; thence N 0° 12' 35" E 13.00 feet; thence N 89° 47' 25" W 21.00 feet; thence S 0° 12' 35" W 13.00 feet to said parallel line; thence along said parallel line N 89° 47' 25" W 277.00 feet; thence N 0° 12' 35" E 13.00 feet; thence N 89° 47' 25" W 28.00 feet; thence S 0° 12' 35" W 13.00 feet to said parallel line; thence along said parallel line N 89° 47' 25" W 2.70 feet; thence S 86° 06' 41" W 97.96 feet to a point in the easterly line of Lot 1, Tract No. 16183, as shown on map filed in Book 356, pages 24 and 25, of said Maps, said point distant along said easterly line northerly 5.00 feet from the westerly prolongation of said northerly line; thence along said easterly line southerly 5.00 feet to said westerly prolongation; thence along said westerly prolongation and said northerly line, easterly 739.00 feet to said place of beginning.

7

Lexington Defense Housing Sale
Long Beach, CA 9-N-CA-650-D
(Surplus Property Commission of
the City of Long Beach, CA)

The area of the above-described parcel
of land is 9,165 square feet, more or less.

TOGETHER WITH the further right to enter upon
and to pass and repass over and along said land
and to deposit tools, implements, and other
materials thereon by said GRANTOR, its officers,
agents, and employees, and by persons under contract
with it and their employees whenever and wherever
necessary for the purposes above set forth.

SUBJECT TO rights of way, restrictions, reservations
and easements now existing or of record.

TOGETHER WITH all and singular the tenements, heredita-
ments and appurtenances thereunto belonging, or in anywise
appertaining, and the reversion and reversions, remainder and
remainders, rents, issues and profits thereof, and also all the
estate, right, title, interest, property possession, claim and
demand whatsoever, in law as well as in equity, of the said
GRANTOR of, in or to the foregoing described premises, and every
part and parcel thereof, with the appurtenances.

THE GRANTEE COVENANTS that if at any time within a five
year period from the date of delivery hereof, GRANTEE resells or
enters into an agreement to resell any portion of the acreage of
the property conveyed hereby, in whole or in parts, all profits
received by or to be received at any time by the GRANTEE pursuant
to such sale(s) or agreement(s) will be payable to the GRANTOR as
additional consideration for this conveyance. Profits, for the
purpose of this covenant, are defined as that portion of the total
consideration payable to the GRANTEE under any and all such subsequent
sale(s) or agreement(s), which exceeds the sum of: the above-cited
purchase price paid by the GRANTEE hereunder (allocated on the basis
of acreage) for the land so sold; plus any cost incurred by the
GRANTEE subsequent to delivery hereof, for the planning, design and
construction (not including, however, costs of financing, maintenance,
brokerage fees and the like) of any physical improvements (e.g. build-
ings, streets, utilities, parking lots, permanent landscaping) to
subject property. The GRANTEE FURTHER COVENANTS that as a condition
for allowance of any deductions claimed hereunder, the GRANTOR shall,
until expiration of three (3) years after the five (5)-year period
set forth in this paragraph, have access to and the right to examine
any directly pertinent books, documents, papers, and records of the
GRANTEE and those of its contractors and agents involving transactions
related to this conveyance.

80-1090866

5

Lexington Defense Housing Sale
Long Beach, CA 9-N-CA-650-0
(Surplus Property Commission of
the City of Long Beach, CA)


THE GRANTEE FURTHER COVENANTS for itself, its heirs, successors, and assigns and every successor in interest to the property hereby conveyed, or any part thereof, that the said GRANTEE and such heirs, successors, and assigns shall not discriminate upon the basis of race, color, religion, or national origin in the use, occupancy, sale, or lease of the property, or in their employment practices conducted thereon. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the property hereby conveyed and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

SAID PROPERTY transferred hereby was duly determined to be surplus, and was assigned to the General Services Administration for disposal pursuant to the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and applicable rules, orders and regulations.

TO HAVE AND TO HOLD, all and singular, the said premises, with the improvements thereon, unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed as of the day and year first above written.

UNITED STATES OF AMERICA
Acting by and through the
ADMINISTRATOR OF GENERAL SERVICES


THOMAS H. SCOTT
Acting Director, Real Property Division
Federal Property Resources Service,
General Services Administration
Region 9, San Francisco, California

80-1090866

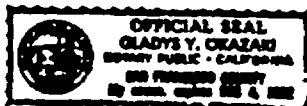
Lexington Defense Housing Sale
Long Beach, CA 9-M-CA-650-D
(Surplus Property Commission of
the City of Long Beach, CA)

STATE OF CALIFORNIA)
) ss:
City & County of San Francisco)

On this 11th day of September 1980, before me,
GLADYS Y. OKAZAKI, a Notary Public in and for the City and County
of San Francisco, State of California, personally appeared
THOMAS M. SCOTT, known to me to be the Acting Director, Real
Property Division, Federal Property Resources Service, General
Services Administration, Region 9, San Francisco, California,
and acknowledged that he executed the within instrument on behalf
of the United States of America, acting by and through the
Administrator of General Services.

WITNESS my hand and official seal.

SEAL



Gladys Y. Okazaki

GLADYS Y. OKAZAKI

Notary Public

In and for the City and County of
San Francisco, State of California

80-1090856

82 1079688

10-27-82

Recording Requested By
And When Recorded Mail To:

Dillingham Investments, Inc.
221 E. Walnut Street, Suite 210
Pasadena, California 91101

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

OCT 27 1982 10 5 A.M.

Recorder's Office

NEGATIVE COVENANT AGREEMENT

FEE \$2.00

THIS NEGATIVE COVENANT AGREEMENT (this "Agreement") is made and entered into as of the 28th day of October, 1982 by and among the UNITED STATES OF AMERICA (the "Government"), WILLARD HOLDER, VERDA M. HOLDER (collectively, "Holder") and LONG BEACH BUSINESS CENTER, a California general partnership ("LBBC"), together with Holder, collectively "Grantors").

R E C I T A L S

A. The Grantors are the owners of the fee interest in the individual lots composing that certain real property more particularly described on Exhibit "A" attached hereto (the "Burdened Property").

B. The Government is the owner of the fee interest in that certain real property more particularly described on Exhibit "B" attached hereto (the "Benefited Property"), on which the Government is presently operating the United States Army Reserve Center, Long Beach, California (the "Center").

C. The parties desire that the Grantors grant to the Government a negative covenant affecting that certain portion of the Burdened Property of approximately five (5) feet in width (the "Security Area") shown on Exhibit "C" attached hereto and more particularly described on Exhibit "D" attached hereto for the purposes set forth below.

NOW, THEREFORE, the parties hereto do hereby agree as follows:

1. Negative Covenant. The Grantors hereby covenant and agree that for the term of this Agreement, the Grantors and their successors and assigns shall not construct on or make any improvements to the Security Area, other than, at their option, the installation of gravel, concrete or similar paving or cover. Grantee acknowledges that there presently exists certain encroachments into the Security Area by reason of existing buildings and their foundations located on the Burdened Property, which buildings encroach into the Security Area not more than six inches at ground level or above. Grantee agrees that such encroachments shall be permitted hereunder and that during the term hereof, Grantor and their heirs and assigns, shall be permitted to repair, maintain and replace such encroaching buildings, and their foundations, so long as such encroachments not extend more than six inches into the Security Area at ground level or above. Said repair, maintenance and replacement access shall be coordinated with the "Benefited Property" site manager.

APN 7218-2-41567, 913

7955621- GLOVER

2. Term. The term of this Agreement shall be for perpetuity from and after the date hereof, provided, however, that if the Government shall cease to use the Benefited Property as a military installation or facility or otherwise transfer its interest in the Benefited Property to any private individual or entity, this Agreement shall automatically terminate.

3. Miscellaneous. The covenants, agreements, terms and conditions contained in this Agreement shall be covenants running with the land, shall burden the Burdened Property, shall benefit the Benefited Property and shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the 8th day of October, 1982.

"Grantors"

LONG BEACH BUSINESS CENTER,
a California general partnership

By Dillingham Investments, Inc.,
a California corporation

By Willard Holder
WILLARD HOLDER

By W. B. Burt

By Vinda M. Holden
HOLDER

By J. H. Hining

By Oltmans Investment Corporation,
a California corporation

By F. P. Pegg

By John L. Leach

"Government"

UNITED STATES OF AMERICA

By William S. Creader, Jr.

Title: WILLIAM S. CREADER, JR.
Chief, Real Estate Division
US Army Engineer District, Los Angeles

82 1079688

LEGAL DESCRIPTION OF BURDENED PROPERTY

Parcels 1, 2, 3 and 4 in the City of Long Beach, County of Los Angeles, State of California, as shown on Parcel Map No. 14348, filed in Book 140, Pages 35 to 37 of Parcel Maps, in the Office of the County Recorder of said County excepting and reserving from said property all oil, gas, hydrocarbon substances and minerals of every kind and character lying more than 500 feet below the surface of said property, together with the right to drill into, through, and to use and occupy all parts of said property lying more than 500 feet below the surface thereof for any and all purposes incidental to the exploration for and production of oil, gas, hydrocarbon substances, or minerals from said property or other lands, but without however, any right to use either the surface of said property or any portion of said property within 500 feet of the surface for any purpose or purposes whatsoever, to the extent reserved by the parties named in deeds, leases and other documents of record; provided further, however, that any such drilling and use by Grantor shall not adversely affect the structural support of the improvements constructed by Grantee, in favor of the City of Long Beach recorded October 31, 1980 as Document No. 80-1090889 official records.

EXHIBIT "A"

82 1079683

LEGAL DESCRIPTION OF BENEFITED PROPERTY

1 THAT PORTION OF LOTS 5 AND 6 OF TRACT NO. 10548, IN THE CITY OF LONG BEACH,
2 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 174,
3 PAGES 15 TO 23 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
4 COUNTY, DESCRIBED AS FOLLOWS:

5 BEGINNING AT THE NORTHEAST CORNER OF TRACT NO. 16183, AS PER MAP RECORDED
6 IN BOOK 356, PAGES 24 AND 25 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE
7 ALONG THE EASTERLY LINE OF SAID TRACT NO. 16183, S 0° 10' 55" W, 420.00 FEET TO
8 THE NORTHWESTERLY CORNER OF GRAND AVENUE (64.00 FEET WIDE) AS SHOWN AND DEDICATED
9 ON PARCEL MAP NO. 14348, FILED IN BOOK 140, PAGES 35 THROUGH 37 INCLUSIVE OF
10 PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, AND AS MODIFIED BY DOCUMENT
11 RECORDED JANUARY 6, 1982 AS DOCUMENT NO. 82-10878, OFFICIAL RECORDS OF SAID
12 COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID GRAND AVENUE, S 89° 49' 05" E,
13 64.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 5° 22' 35"
14 E, 110.45 FEET TO A LINE 74.00 FEET, MEASURED AT RIGHT ANGLES, EASTERLY OF AND
15 PARALLEL WITH ABOVE SAID EASTERLY LINE OF TRACT NO. 16183; THENCE ALONG SAID
16 PARALLEL LINE N 0° 10' 55" E, 130.00 FEET TO THE BEGINNING OF A TANGENT CURVE
17 CONCAVE EASTERLY AND HAVING A RADIUS OF 479.00 FEET; THENCE NORTHERLY ALONG SAID
18 CURVE THROUGH A CENTRAL ANGLE OF 13° 30' 01" AN ARC DISTANCE OF 112.86 FEET;
19 THENCE N 60° 20' 32" E, 43.25 FEET TO THE SOUTHERLY LINE OF WILLOW STREET (100.00
20 FEET WIDE) AS DESCRIBED IN THE DEED TO THE CITY OF LONG BEACH RECORDED OCTOBER
21 19, 1952 AS INSTRUMENT NO. 2319 IN BOOK 40057, PAGE 241 OF OFFICIAL RECORDS OF
22 SAID COUNTY; THENCE ALONG SAID SOUTHERLY LINE S 67° 48' 20" E, 255.32 FEET TO
23 THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2050.00
24 FEET; THENCE EASTERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 01' 13"
25 AN ARC DISTANCE OF 394.30 FEET TO THE NORTHWEST CORNER OF TRACT NO. 11451, AS PER
26 MAP RECORDED IN BOOK 255, PAGES 40 AND 41 OF MAPS IN THE OFFICE OF SAID COUNTY
27 RECORDER; THENCE ALONG THE WESTERLY LINE OF SAID TRACT NO. 11451, S 0° 10' 45" W,
28 209.68 FEET TO THE NORTHEAST CORNER OF PARCEL 4 OF ABOVE SAID PARCEL MAP NO. 14348;
29 THENCE ALONG THE NORTHERLY LINES OF PARCELS 1, 2, 3, AND 4 OF ABOVE SAID PARCEL
30 MAP NO. 14348, N 89° 49' 05" W, 674.93 FEET TO THE EASTERLY LINE OF ABOVE SAID
31 GRAND AVENUE; THENCE ALONG LAST SAID EASTERLY LINE N 0° 10' 55" E, 43.87 FEET TO
32 THE TRUE POINT OF BEGINNING.

33 CONTAINING AN AREA OF 4.733 ACRES MORE OR LESS.

RECORDER'S NOTE:
POOR RECORD IS DUE TO
PRIORITY OF ORIGINAL DOCUMENT

EXHIBIT "B"

82 1079688



PSOMAS &
ASSOCIATES

DATE: 7-12-82
BY: R.D.C.
C.E.G.
7-12-82
2010101

TITLE

ULTIMATE ARMY PROPERTY

SHEET

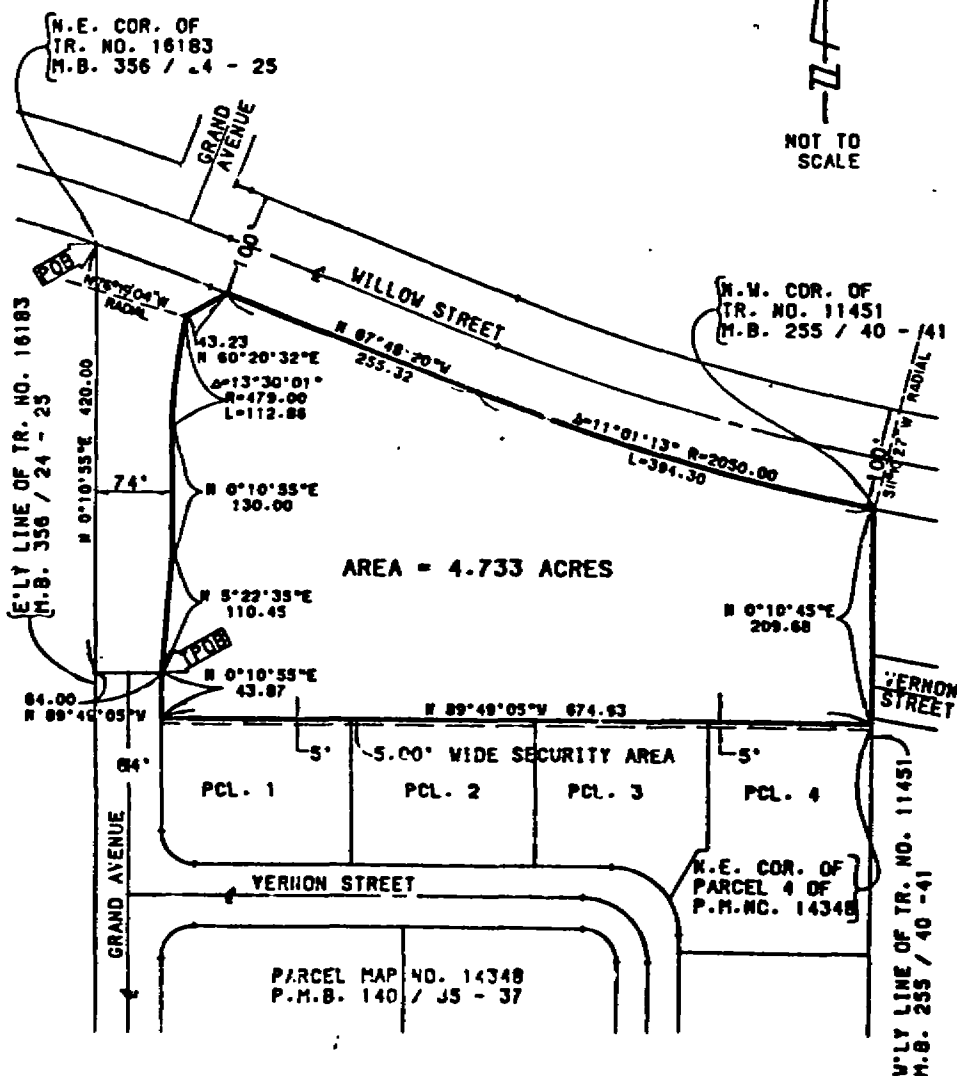
1

DATE

7-12-82

BY

2010101



82 1079688

EXHIBIT "C"

6

Legal Description of Security Area

The northerly five (5) feet of Parcels 1, 2, 3 and 4 in the City of Long Beach, County of Los Angeles, State of California, as shown on Parcel Map No. 14348, filed in Book 140 Pages 35 to 37 of Parcel Maps in the office of the County Recorder of said County. Excepting and reserving from said property all oil, gas, hydrocarbon substances and minerals of every kind and character lying more than 500 feet below the surface of said property, together with the right to drill into, through, and to use and occupy all parts of said property lying more than 500 feet below the surface thereof for any and all purposes incidental to the exploration for and production of oil, gas, hydrocarbon substances, or minerals from said property or other lands, but without however, any right to use either the surface of said property or any portion of said property within 500 feet of the surface for any purpose or purposes whatsoever, to the extent reserved by the parties named in deeds, leases, and other documents of record provided further, however, that any such drilling and use by Grantor shall not adversely affect the structural support of the improvements constructed by Grantee, in favor of the City of Long Beach recorded October 31, 1980 as Document No. 80-1090889 official records.

EXHIBIT "D"

82 1079688

STATE OF CALIFORNIA

COUNTY OF Los Angeles

) ss.

On October 8, 1982, before me, the undersigned, a Notary Public in and for said State, personally appeared W. L. Bird, known to me to be the President, and T. Shimizu, known to me to be the Assistant Secretary of Dillingham Investments, Inc., the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Long Beach Business Center, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.



Annette M. Calista
Notary Public in and for Said
County and State

[SEAL]

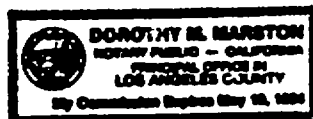
STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

) ss.

On October 8, 1982, before me, the undersigned, a Notary Public in and for said State, personally appeared J. O. OLTMAN II, known to me to be the President, and J. E. ROWE, known to me to be the Secretary of OLTMAN INVESTMENT CORPORATION, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of LONG BEACH BUSINESS CENTER, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.



Dorothy M. Marston
Notary Public in and for Said
County and State

[SEAL]

82 1079688

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this 13th day of October, in the year 1982,
before me, V. Eileen Haid, a Notary Public in and for the
said County and State, personally appeared WILLIAM P. CHENDLE, JR.,
known to me to be the individual who executed the within instrument,
and acknowledged to me that he signed the same by authority of the
Secretary of the Army as the free and voluntary act and deed of
the United States of America, for the uses and purposes therein
mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal the day and year in this certificate first above written.



V. Eileen Haid
Notary Public
Los Angeles County, California

82 1079688

STATE OF CALIFORNIA)

COUNTY OF _____) ss.

On _____, before me, the undersigned,
a Notary Public, in and for said State, personally appeared
_____, known to me to be the person whose
name is subscribed to the within Instrument, as a Witness
thereto, who being by me duly sworn, depose and says: That
_____ resides in _____
_____, and that _____ was present and
saw _____ personally known
to _____ to be the same person described in
and whose name subscribed to the within and annexed
instrument execute the same; and _____ acknowledged to said
affiant that _____ executed the same; and that affiant
subscribed _____ name thereto as a Witness to said execution.

WITNESS my hand and official seal.

Notary Public in and for Said
County and State

[SEAL]

STATE OF CALIFORNIA	
COUNTY OF <u>Los Angeles</u>	ss.
ON <u>October 8,</u> 19 <u>82</u>	
before me, the undersigned, a Notary Public in and for said State, personally appeared	
<u>Willard M. Holder and</u>	
<u>Verda M. Holder</u>	
to be the persons whose names are subscribed to the within instrument,	
and acknowledged to me that they executed the same.	
WITNESS my hand and official seal.	
<u>Annette M. Calista</u>	
Notary Public in and for said State.	

OFFICIAL SEAL
ANNETTE M. CALISTA
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Aug. 15, 1986

Notary Public in and for Said
County and State

82 1079688

88-484789
84-1470617

10-17-84

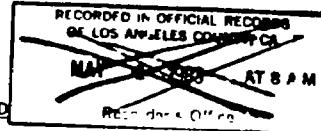
When Recorded Return To:

City of Long Beach
333 N. Ocean Boulevard
Long Beach, CA 90802

Long Beach Army Reserve Center,
California
Tract A-2

FREE 8 G

ATTN: Real Estate Division
3rd floor



QUITCLAIM DEED

519301
7/1/84

RECEIVED BY THE CITY OF LONG BEACH
OFFICE OF THE CITY CLERK
JULY 1 1984

THIS INSTRUMENT made this 22ND day of July 1982 by and between the UNITED STATES OF AMERICA, Grantor, acting by and through the Secretary of the Army under and pursuant to the authority contained in Section 914 of the Military Construction Authorization Act of 1982 (Public Law 97-99), and the City of Long Beach, a municipal corporation in the State of California, its successors and assigns, Grantee,

FEE \$100.00

WITNESSETH THAT:

WHEREAS, the Grantor and Grantee have heretofore entered into an agreement to exchange certain parcels of land in Los Angeles County, California; and

WHEREAS, in accordance with said agreement, the Grantee has conveyed unto the United States the fee simple title to the land, designated as Tract No. 102 containing .718 acre, more particularly described in Schedule 1, attached hereto and made a part hereof; and

WHEREAS, in furtherance of said agreement, the Grantee at its sole expense has delivered and caused the construction and relocation of certain improvements and, as additional consideration, has paid the Grantor the sum of FORTY-THREE THOUSAND TWO HUNDRED AND FIFTY-NINE AND NO/100 DOLLARS (\$43,259.00) in lawful money of the United States of America; and

WHEREAS, the Grantor shall by this instrument fulfill its entire obligation under said agreement by quitclaiming to the Grantee its interest in the land designated as Tract A-2, containing .718 acre, more particularly described in Schedule 2, attached hereto and made a part hereof.

NOW, THEREFORE, the UNITED STATES OF AMERICA, acting by and through the Secretary of the Army, for and in consideration of the conveyance to it of the hereinbefore described premises, services and monies, does, under and by virtue,

This Deed is being re-recorded in order to correct Schedule 2 that was incorrectly attached to this Deed at the time of the original recording.

7899609

of authority contained in Section 914 of the Military Construction Authorization Act, 1982 (Public Law 97-99), hereby remise, release, and forever quitclaim unto the City of Long Beach, its successors and assigns, all right, title and interest now vested in the United States of America in and to that certain real property heretofore described as Tract A-2

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belong or in anywise appertaining.

SUBJECT, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

TO HAVE AND TO HOLD the said right, title and interest in the said premises unto the City of Long Beach, its successors and assigns forever The requirements of Title 10, United States Code, Section 2662 have been met

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by the Secretary of the Army and the seal of the Department of the Army to be affixed hereto on the day and year first above written.

UNITED STATES OF AMERICA

(SEAL)

By John Marshall Jr.
Secretary of the Army

This instrument is also executed and accepted by the City of Long Beach this
19th day of April 1983

ATTEST

Shirley Powell
SHIRLEY POWELL
City Clerk

CITY OF LONG BEACH
A Municipal Corporation
State of California

By [Signature]
Title CITY MANAGER

APPROVED AS TO FORM

APRIL 17 1983

ROBERT W. PARSON, City Attorney

BY [Signature]
DEPUTY CITY ATTORNEY

84-1470617

88-494159

ACKNOWLEDGEMENT

COMMONWEALTH OF VIRGINIA)

COUNTY OF ARLINGTON)

SS

BEFORE ME, a Notary Public in and for the Commonwealth of Virginia, County of Arlington, personally appeared John B. Harts, Jr., to me known to be the identical person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the said instrument in the capacity therein stated for the purposes therein expressed as the act and deed of the United States of America.

GIVEN UNDER MY HAND AND SEAL, this 22ND day of July 1982.

W.R. Cullen
NOTARY PUBLIC IN AND FOR
COUNTY OF ARLINGTON
COMMONWEALTH OF VIRGINIA

My commission expires 28 Feb 1983

CERTIFICATE

I, John E. Dever, certify that I am the
City Manager of the City of Long Beach, a municipal
corporation in the State of California; John E. Dever
who signed the foregoing Quitclaim Deed covering the .719 acre parcel of
land designated as Tract No. A-2, Long Beach Army Reserve Center, California,
on behalf of the City was then City Manager thereof, that
said deed was duly signed for and in behalf of the City by authority of its
governing body and is within the scope of its corporate powers.

(Corporate Seal)

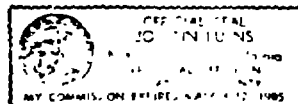

City Manager


ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

BEFORE ME, a Notary Public in the State of California, County of Los
Angeles, personally appeared John E. Dever, to me known
to be the identical person and officer whose name is subscribed to the
foregoing instrument and acknowledged to me that he executed the said
instrument in the capacity therein stated for the purposes therein expressed
as the act and deed of the City of Long Beach, a municipal corporation in
the State of California.

GIVEN UNDER MY HAND AND SEAL, this 19 day of April 1982.




NOTARY PUBLIC
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

My commission will expire May 1, 1985

84-1470617

84-494489

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

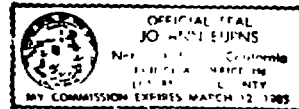
On Oct. 4, 1983, before me, the undersigned,
a Notary Public in and for said State, personally appeared
JOHN E. DEVER personally known to me to be the person
who executed this instrument as CITY MANAGER of the City
of Long Beach, a municipal corporation and acknowledged
to me that the municipal corporation executed it.

WITNESS my hand and official seal.

SIGNATURE: Jo Arzi Burns

JO ARZI BURNS

84-147067



X

DATE 3 February 1932
TRACT 102
ACREAGE: 0.718+
OWNER: City of Long Beach
PROJECT: US Army Reserve Center, Long Beach
LOCATION: Los Angeles County, California
FILE: 666-M-8.1

That portion of Lot 6 of Tract No. 10544, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 174, pages 15 to 23 inclusive of maps, in the Office of the County Recorder of said County described as follows:

Commencing at the Southwest corner of Tract No. 11451, as per map recorded in Book 255, Pages 40 and 41 of maps, in the Office of said County Recorder, said corner also being in the Southerly line of said Lot 6 thence along said Southerly line North 89° 47' 30" West, 738.48 feet to the Southeast corner of Tract No. 16183, as per map recorded in Book 356, pages 24 and 25 of maps in the Office of said County Recorder, thence along the Easterly line of said Tract No. 16183, North 0° 11' 15" East 1142.15 feet to a point 420.00 feet Southerly thereon from the Southerly line of Willow Street as shown on said Tract No. 16183; thence South 89° 49' 45" East, 64.00 feet to the TRUE POINT OF BEGINNING; thence continuing South 89° 48' 45" East, 519.40 feet to a point on a non-tangent curve concave Southeasterly and having a radius of 75.00 feet, a radial of said curve to last said point bears North 32° 04' 58" West; thence Northeasterly along said curve through a central angle of 32° 16' 13" an arc distance of 42.24 feet; thence South 89° 48' 45" East, 115.54 feet to the Westerly line of above said Tract No. 11451; thence along said Westerly line South 0° 11' 15" West, 55.45 feet; thence North 89° 48' 45" West, 674.98 feet; thence North 0° 11' 15" East, 43.87 feet to the TRUE POINT OF BEGINNING.

Containing 0.718 acre, more or less.

Written by E.Z.P.

Checked by E.S.K.

File No 666-M-8.1

84-1470617 SCHEDULE 1

~~83-494189~~

DATE 3 February 1982
TRACT "A-2"
ACREAGE 0.718 +
OWNER Department of the Army
PROJECT US Army Reserve Center, Long Beach
LOCATION Los Angeles County, California
FILE 663-M-8 1

That portion of Lots 5 and 6 of Tract No. 10548, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 174, Pages 15 to 23 inclusive of maps, in the Office of the County Recorder of said county, described as follows:

Commencing at the Southwest corner of Tract No. 11451, as per map recorded in Book 255, Pages 40 and 41 of maps, in the Office of said County Recorder, said corner also being in the Southerly line of said Lot 6; thence along said Southerly line North 89° 47' 30" West, 738.98 feet to the Southeast corner of Tract No. 16183, as per map recorded in Book 356, Pages 24 and 25 of maps in the Office of said County Recorder; thence along the Easterly line of said Tract No. 16183, North 0° 11' 15" East, 1142.15 feet to a point 420.00 feet Southerly thereon from the Southerly line of Willow Street as shown on said Tract No. 16183, said point being the TRUE POINT OF BEGINNING; thence continuing along the Easterly line of said Tract No. 16183 North 0° 11' 15" East, 420.00 feet to a point on the above said Southerly line of Willow Street, last said point being on a non-tangent curve concave Southerly and having a radius of 1950.00 feet, a radial of said curve to last said point bears North 18° 46' 53" East; thence Easterly along said curve through a central angle of 3° 25' 07" an arc distance of 116.35 feet, thence South 67° 48' 00" East, 16.85 feet; thence South 60° 20' 33" West, 43.23 feet to a point on a non-tangent curve concave Easterly and having a radius of 479.00 feet, a radial of last said curve to last said point bears North 76° 18' 51" West; thence Southerly along said curve through a central angle of 13° 29' 54" an arc distance of 112.85 feet; thence South 0° 11' 15" West, 130.00 feet; thence South 5° 22' 55" West, 110.45 feet; thence North 80° 48' 45" West, 64.00 feet to the TRUE POINT OF BEGINNING.

Containing 0.718 acre, more or less.

Written by EXP

Checked by ESK

File No. 666-M-8.1

84-1470617

SCHEDULE 2

5

COMMONWEALTH OF VIRGINIA)

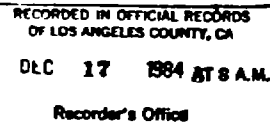
) SS

COUNTY OF ARLINGTON

GIVEN UNDER MY HAND AND SEAL, this 22nd day of July 1982.

NOTARY PUBLIC IN AND FOR
COUNTY OF ARLINGTON
COMMONWEALTH OF VIRGINIA

My commission expires: 3 April 1987



~~84-1443022~~

84-1470617

APPENDIX E
WASTE MANIFESTS

90915356

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802. WITHIN CALIFORNIA CALL 1-800-852-7550

ON 5 5022 A
EPA 8700-22
(Rev. 8-89) Previous editions are obsolete.

Do Not Write Below This Line

44-75DF SENDS THIS COPY TO DOHS WITHIN 30 DAYS
To: P.O. Box 3000, Sacramento, CA 95812

DLA200-93-D-0060

DELIVERY ORDER 0785

**UNIFORM HAZARDOUS
WASTE MANIFEST**

1. Generator's US EPA ID No
CA 721049037432186

2. Page 1
Information in the shaded areas
is not required by Federal law

3. Generator's Name and Mailing Address
U.S. ARMY RESERVE CTR.
5340 BANDINI BLVD.
BELL
3800 Willow St.
Long Beach, 90823-1092
CA-90801-6499

4. Generator's Phone (213) 260-5182 310-988-8824 (SEE BOX 15)

5. Transporter 1 Company Name
EnviroPur West
6. US EPA ID Number
CWA1701810101171059

7. Transporter 2 Company Name
8. US EPA ID Number

9. Designated Facility Name and Site Address
CHEM TECH SYSTEMS
3650 E. 26TH STREET
LOS ANGELES, CA.
10. US EPA ID Number
CAT080033681
90023

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers		13. Total Quantity	14. Unit Wt/Vol
	No.	Type		
WASTE CORROSIVE LIQUID N.O.S. (SULFURIC ACID), 8, UN1760, III	4	DM	106	P
HAZARDOUS WASTE LIQUID N.O.S. (SILVER), 9, NA3082, PGIII	1	DM	320	P

15. Special Handling Instructions and Additional Information
ERG# a.60 b.31 c. d. SEND A MANIFEST COPY, CD & INVOICE -- TO: WENDY JACOBUS; ENVIROPUR WEST CORP. 2651 WALNUT AVE, SIGNAL HILL, CA 90806
24 HOUR EMERGENCY RESPONSE: 1-800-255-1924

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of the consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, or labeled, and are in all respects in proper condition for transport by highway according to applicable federal, state and international laws.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment, OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name
ALVIN L. BRKER
Signature
Alvin L. Brker
Month Day Year
10/07/94

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name
Carlos Castro
Signature
C. Castro
Month Day Year
10/07/94

18. Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name
Signature
Month Day Year

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.
Printed/Typed Name
FERNANDO SANTO
Signature
Fernando Santo
Month Day Year
10/14/94

DO NOT WRITE BELOW THIS LINE.

HAZARDOUS WASTE MANIFEST

UNITED STATES DEPARTMENT OF ARMY

UNIFORM HAZARDOUS
WASTE MANIFEST

Generator's US EPA ID No.

Manifest Document No.

US DOT

Manifest with 100% accuracy

CA 221040011059

003

1

1

3. Generator's Name and Mailing Address
U.S. ARMY RESERVE CTR
5340 BANDINI BLVD
DUBLIN, CA 94568-5100

5340 Bandini Blvd
Dublin, CA 94568-5100
(SEE BOX 15)

4. Generator's Phone

916-260-5100

5. Transporter 1 Company Name

6. US EPA ID Number

EnviroPur West

CA 7080011059

7. Transporter 2 Company Name

8. US EPA ID Number

9. Designated Facility Name and Site Address

10. US EPA ID Number

PETROLEUM RECYCLING CORPORATION
1835 E. 29TH STREET
SIGNAL HILL, CA 90806

CA 080011059

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)

12. Containers

13. Total Quantity

14. Unit (Wt/Vol)

WASTE FLAMMABLE LIQUID, N.O.S. (NAPHTHA
ALCOHOLS) 3, UN1993, T11

003 DM

356

P

WASTE PAINT RELATED MATERIAL, 3, UN1263,
PGIII

3 DM

432

P

NON RCRA HAZARDOUS WASTE LIQUID (LAB PACK)

012 DM

2124

P

NON RCRA HAZARDOUS WASTE SOLID (RAGS
CONTAMINATED WITH OIL)

1 DM

40

P

15. Special Handling Instructions and Additional Information

Shirley H. King, CORPERS 10/1/94

ERG# a. 27 b. 26 c. 31 d. 31

SEND A MANIFEST COPY, CD &
INVOICE - TO WENDY JACOBUS

ENVIROPUR WEST CORP
2651 WALNUT AVE
SIGNAL HILL, CA 90806

24 HOUR EMERGENCY RESPONSE 1-800-255-3924

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of the consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable federal, state and international laws.

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Printed/Typed Name

Signature

Month Day Year

ALVIN L. BAKER

[Signature]

10 07 94

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name

Signature

Month Day Year

Carl J. Castro

[Signature]

10 07 94

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name

Signature

Month Day Year

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19.

Printed/Typed Name

Signature

Month Day Year

Allen Clayton

[Signature]

10 07 94

DO NOT WRITE BELOW THIS LINE

93310116
 IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802 WITHIN CALIFORNIA, CALL 1-800-852-7550

UNIFORM HAZARDOUS WASTE MANIFEST		Generator's US EPA ID No. CA7210190374		Manifest Generator No. 52882	
3. Generator's Name and Full Address U.S. ARMY RESERVE CTR 3800 E. WILLOW STREET LONG BEACH CA 90822-1092		4. Generator's Phone (SEE BOX 15)			
5. Transporter 1 Company Name ENVIROPUR West Corp		6. US EPA ID Number CA10860101057			
7. Transporter 2 Company Name ENVIROPUR West		8. US EPA ID Number CA10860101057			
9. Designated Facility Name and Site Address KINSBURSKY BROTHERS 1314 N. LEMON STREET ANAHEIM, CA 92801		10. US EPA ID Number CAD088304581			
11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number) WASTE BATTERIES, WET, FILLED WITH ACID, 8 UN2794, III		12. Container No. 1	13. Container Type DR	14. Total Quantity 60	15. Units P
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of the consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable federal, state and international laws. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment. OR: If I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.		17. Special Handling Instructions and Additional Information ERG# a 60 b c d SEND A MANIFEST COPY, CD & INVOICE TO WENDY JACOBUS, ENVIROPUR WEST CORP, 2651 WALNUT AVE, SIGNAL HILL, CA 90081			
18. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name: ALVIN L. BAKER SSG Signature: <i>[Signature]</i> Month: 06 Day: 14 Year: 98		18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name: Robert Robinson Signature: <i>[Signature]</i> Month: 06 Day: 14 Year: 98			
19. Discrepancy Indication Space		20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19 Printed/Typed Name: Monica Bertoli Signature: <i>[Signature]</i> Month: 06 Day: 16 Year: 98			

DO NOT WRITE BELOW THIS LINE

**UNIFORM HAZARDOUS
WASTE MANIFEST**

1. Generator's US EPA ID No.

CA72110149103714

Manifest Document No.
32680

2. Page 1
1 of 2

DEPT. VERY ORIENTED 8507
Information in the shaded area
is not required by Federal law

3. Generator's Name and Mailing Address
U.S. ARMY RESERVE CTR
3800 E. WILLOW STREET
LONG BEACH

CA 90822-1092

(SEE BOX 15)

4. Generator's Phone ()

5. Transporter 1 Company Name

6. US EPA ID Number

ENVIROPUR WEST CORPORATION 0800110519

7. Transporter 2 Company Name

8. US EPA ID Number

9. Designated Facility Name and Site Address

10. US EPA ID Number

ENVIROPUR WEST CORPORATION
1835 E. 29TH STREET
SIGNAL HILL, CA

90806

CAT080011059

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)

RC WASTE FLAMMABLE LIQUID, N.O.S. (NAPHTHA,
ALCOHOLS); 3, UN1993, III (D001)

12. Containers
No. Type

13. Total
Quantity

14. Unit
Wt/Vol

1

DM

176

P

WASTE AEROSOL, FLAMMABLE (EACH NOT
EXCEEDING 1 LITER CAPACITY); 2.1, UN1950

1

DM

13

P

NON RCRA HAZARDOUS WASTE SOLID, (LAB PACK)

1

DM

206

P

WASTE AEROSOLS, non flammable gas, (each
not exceeding 1L capacity); 2.2, UN1950

1

DM

12

P

15. Special Handling Instructions and Additional Information

ERG# a 27 b.31 c.31 d.31

SEND A MANIFEST COPY, FD &
INVOICE TO: WENDY JACOBUS:

ENVIROPUR WEST CORP.
2651 WALNUT AVE.
SIGNAL HILL, CA 90806

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of the consignment are fully and accurately described above by proper shipping name and are classified,
packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable federal, state and international laws.

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threat to human health and the environment. OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best
waste management method that is available to me and that I can afford.

Printed/Typed Name

ALVIN L. BAKER SSG

Signature

Alvin L. Baker

Month Day Year
06/14/95

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name

Robert Robinson

Signature

Robert Robinson

Month Day Year
06/14/95

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name

Signature

Month Day Year

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19.

Printed/Typed Name

SOPHA PAUL SVAY

Signature

Sopha Paul Svay

Month Day Year
06/14/95

DO NOT WRITE BELOW THIS LINE.

White: TSDP SENDS THIS COPY TO DTSC WITHIN 30 DAYS.
To: P.O. Box 3000, Sacramento, CA 95812

SP4100-95-D-0014

DELIVERY ORDER 0020

UNIFORM HAZARDOUS
WASTE MANIFEST

1 Generator's US EPA ID No

Manifest Document No

2 Page

Information in the shaded areas
is not required by Federal law

C A 7 2 1 0 4 9 0 3 7 4

32808

1 of 2

3 Generator's Name and Mailing Address

U.S. ARMY RESERVE CTR.
3800 E. WILLOW STREET
LONG BEACH

CA 90822-1092

4 Generator's Phone

(SEE BOX 15)

5 Transporter 1 Company Name

ENVIROPUK WEST CORPORATION

C A T 0 8 0 0 1 1 0 5 9

6 US EPA ID Number

7 Transporter 2 Company Name

8 US EPA ID Number

9 Designated Facility Name and Site Address

ENVIROPUK WEST CORPORATION
1835 E. 29TH STREET
SIGNAL HILL, CA

10 US EPA ID Number

C A T 0 8 0 0 1 1 0 5 9

90806

11 US DOT Description, including Proper Shipping Name, Hazard Class, and ID Number

WASTE FLAMMABLE LIQUID, N.O.S. (NAPHA,
ALCOHOLS), UN1993, III

12 Containers

No. Type

13 Total

Quantity

14 Unit

Wt. Vol

15 Watermarkable

State

EPA Code

331

NON RCRA HAZARDOUS WASTE LIQUID (LAB WASTE)

1

DN

52

State

331

EPA Code

WASTE AEROSOLS, non flammable gas, each
not exceeding 1L capacity, 2 UN1950

1

DN

2

State

331

EPA Code

NON RCRA HAZARDOUS WASTE LIQUID, WATER
SOLUBLE

2

DN

80

State

343

EPA Code

16 Additional Descriptions for Manifest, Used Above

332038 8000, 055, 050, 262, 064

332045 8052, 054, 052, 050, 261, 063, 061

332588 3064

17 Handling Codes for Wastes Listed Above

a. 01 b. 01

c. 01 d. 01

18 Date of Manifesting (month, day, year)

Geraldine & King CORP/EP5

8/18/95

19 Date of Receipt (month, day, year)

SEND A MANIFEST COPY, CD #:

ENVIROPUK WEST CORP:

INFO. CO - 10 WOODS JACOBUS:

2651 WALNUT AVE.

20 Generator's Certification

SIGNAL HILL, CA 90826

I, the undersigned, certify that the information provided on this manifest is true and correct to the best of my knowledge and belief, and that the waste is being transported in accordance with the applicable Federal, State and local regulations.

I, the undersigned, certify that the waste is being transported in accordance with the applicable Federal, State and local regulations, and that the waste is being transported in accordance with the applicable Federal, State and local regulations.

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DO NOT WRITE BELOW THIS LINE.

DLA200-97-D-0060

DELIVERY ORDER 0001

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.

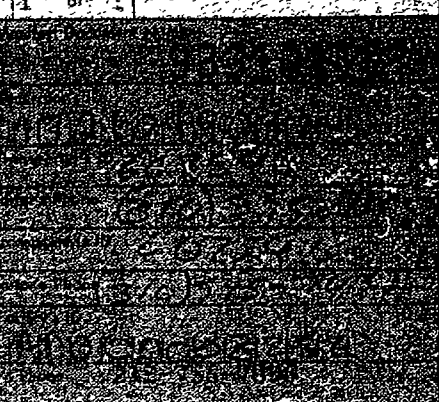
Manifest Document No.

4. Page 1

Information in the shaded areas is not required by Federal law.

CA 71210490377

32681



3. Generator's Name and Mailing Address
 U.S. ARMY RESERVE CTR.
 3800 E. WILLOW STREET
 LONG BEACH

CA 90822-1092

(SEE BOX 15)

4. Generator's Phone

5. Transporter 1 Company Name

6. US EPA ID Number

ENVIROONE WEST CORP. CA 080911059

7. Transporter 2 Company Name

8. US EPA ID Number

ENVIROONE WEST CORP. CA 080911059

9. Designated Facility Name and Site Address

10. US EPA ID Number

STATEWIDE ENVIRONMENTAL SERVICE,
 12616 MAIN STREET
 LOS ANGELES, CA.

CA D0000088252

90061

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)

12. Containers

13. Total Quantity

14. Unit Wt/Vol

WASTE CORROSIVE LIQUID N.O.S. ACID (H2SO4), 8, UN1760, II (B002)

001

Drum

00101

WASTE CORROSIVE LIQUID N.O.S. AMMONIUM HYDROXIDE, 8, UN1760, II

001

Drum

00084

WASTE DIMETHYL SULFATE, 6.1, UN1595,

003

Drum

00000

15. Special Handling Instructions and Additional Information

Residue in drums rejected 6/14/95

GENERATOR'S CERTIFICATION

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Printed/Typed Name

Signature

Month Day Year

ALVIN L. LIPMAN

SSN

[Signature]

06/14/95

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name

Signature

Month Day Year

Robert Robinson

[Signature]

06/14/95

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name

Signature

Month Day Year

Robert Robinson

[Signature]

07/29/95

19. Discrepancy Indication Space

116 REJECTED SES UNABLE TO PROCESS @ 03/01/95

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.

Printed/Typed Name

Signature

Month Day Year

DEV2602VARA

[Signature]

07/28/95

DO NOT WRITE BELOW THIS LINE.

IN CASE OF EMERGENCY OR SPILL CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802. WITHIN CALIFORNIA, CALL 1-800-852-7550.

UNIFORM HAZARDOUS
WASTE MANIFEST

Generator's US EPA ID No.

Manifest Document No.

2 Page 1

Information in the shaded areas
is not required by Federal law

CA 721049037411433

of 1

3. Generator's Name and Mailing Address

U.S. ARMY RESERVE CENTER
3800 E. WILLOW ST.
LONG BEACH, CA 90822-1092

4. Generator's Phone 310 988-8814 CONTACT: SGT. ALVIN BAKER

5. Transporter 1 Company Name

6. US EPA ID Number

TRI-STATE MOTOR TRANSIT CO.

MOD095038998

7. Transporter 2 Company Name

8. US EPA ID Number

9. Designated Facility Name and Site Address

TRANS-CYCLE INDUSTRIES, INC.
101 PARKWAY EAST/P.O. BOX 765
PELL CITY, AL 35125

10. US EPA ID Number

ALD983167891

205-338-9997

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)

12. Containers
No. Type

13. Total
Quantity

14. Unit
Wt. Vol.

15. Waste Number
State

a. RQ, POLYCHLORINATED BIPHENYLS, 9
UN2315, PGII (LIQUID)

002D MPP010 K

State CA223

EPA/Other PCB2

b. RQ, POLYCHLORINATED BIPHENYLS, 9
UN2315, PGII (SOLID)

001CWX00001 K

State CA261

EPA/Other PCB2

16. Additional Description for Materials Listed Above

a. OIL CONTAINING >49 PPM PCBs 17.12
b. BALLASTS CONTAINING >49 PPM PCBs 19

K. Handling Codes for Wastes Listed Above

a. b.
c. d.

15. Special Handling Instructions and Additional Information

24 HOUR EMERGENCY CONTACT: GARY WALDRON
TELEPHONE: 800-626-9997

DRMO CONTRACT: SP4400-95-D-0012

DELIVERY ORDER: 0067

DRMO, EL TORO, CA

16. GENERATOR'S CERTIFICATION

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Printed/Typed Name

ALVIN L. BAKER SSG

Signature

Alvin L Baker

Month Day Year
11 20 95

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name

Dennis Galt

Signature

Dennis Galt

Month Day Year
11 20 95

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name

Signature

Month Day Year

19. Discrepancy/Exception Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19

Printed/Typed Name

Philip R. Jenkins Sr

Signature

Philip R Jenkins Sr

Month Day Year

11 27 95

DO NOT WRITE BELOW THIS LINE

See instructions on back of page 6.

Department of Toxic Substances Control

SP4400-95-D-0014

DELIVERY ORDER 6078

**UNIFORM HAZARDOUS
WASTE MANIFEST**

1. Generator's US EPA ID No.

Manifest Document No.

2. Page 1

Information in this shaded area
is not required by Federal law.

CA 7210490374

32810

1 of 1

3. Generator's Name and Location Address

U.S. ARMY RESERVE CTR
3800 E. WILLOW STREET
LONG BEACH

CA 90822-1092

4. Generator's Phone

(SEE BOX 15)

5. Transporter 1 Company Name

ENVIROPUR WEST CORPORATION

6. US EPA ID Number

CAT080011059

7. Transporter 2 Company Name

8. US EPA ID Number

9. Designated Facility Name and Site Address

CHEM TECH SYSTEMS
3650 E. 26TH STREET
LOS ANGELES, CA.

10. US EPA ID Number

90023 CAT08003368

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)

WASTE ASBESTOS, 9, NA2212, III

12. Containers

No. Type

1 DM

13. Total Quantity

20

14. Unit

Wt/Vol

P

15. Special Handling Instructions and Additional Information

Geraldine H. King COR/ERS 8/18/95 D.O. 20

ERC# a. b. c. d.

SEND A MANIFEST COPY, CD &
INVOICE - TO: WENDY JACOBUS:

ENVIROPUR WEST CORP.
2651 WALNUT AVE.
SIGNAL HILL, CA 90804

24 HOUR EMERGENCY RESPONSE: 1-800-255-3924

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Printed/Typed Name

Albert J. Robinson

Signature

Albert J. Robinson

Month

Day

Year

08/18/95

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name

Robinson

Signature

Robert Robinson

Month

Day

Year

08/18/95

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name

ERIC YESCHMANIN

Signature

Eric Yeschmanin

Month

Day

Year

10/22/95

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19

Printed/Typed Name

RAS P TIE LIT

Signature

Ras P Tie Lit

Month

Day

Year

10/06/95

DO NOT WRITE BELOW THIS LINE.

APPENDIX F
EDR REPORT AND REGULATORY AGENCY
FILE REVIEW SUMMARY

APPENDIX F REGULATORY AGENCY FILE REVIEW SUMMARY AND EDR REPORT

Summary of EDR listed Cortese and LUST Sites

EDR Site Number	Current Site Name and Site Address	Distance from Site (miles)	Media Affected and Type of Contaminant	Agency Files Review Date
F21	Shell Pipeline Co 2459 Redondo Ave Signal Hill, CA 90806	1/8 – 1/4 Southwest	Soil – Hydrocarbons	RWQCB – still pending LBHD – 12/29/98
F27	Shell 2457 Redondo Ave. Signal Hill, CA 90806	1/8 – 1/4 Southwest	Groundwater – Gasoline	RWQCB – still pending LBFD – 12/22/98
G29	Chevron #9-3842 2610 N Lakewood Blvd Long Beach, CA 90815	1/4 – 1/2 East	Soil and Groundwater - Gasoline	RWQCB – 11/24/98 (Telephone Interview)
33	Vehicle Maintenance Facility (Post Office) 2300 Redondo Ave. Long Beach, CA 90809	1/4 – 1/2 Southwest	Soil and Possibly Groundwater- Motor Oil	LBFD – 12/22/98 LBHD – 12/29/98
35	Fuel Controls Inc 3605 E. Spring St. Long Beach, CA 90806	1/4 – 1/2 North	Groundwater - Gasoline	RWQCB – 12/22/98
34	W A Moore & Associates 2530 N Palm Dr Signal Hill, CA 90806	1/4 - 1/2 Southwest	Soil - Gasoline	LBFD – 12/22/98 LBHD – 12/29/98
36	Petroleum Contractor's Inc 3333 E Spring St Long Beach, CA 90806	1/2 – 1 Northwest	Undetermined – Jet Fuel	LBFD – 12/22/98 LBHD – 12/29/98
37	USAF Long Beach CSMS 3500 Stearns St Long Beach, CA 90822	1/2 – 1 Southwest	NA – Diesel	Files Not Available
39	Elmer Whisler 2201 N Lakewood Blvd Long Beach, CA 90806	1/2 – 1 Southeast	Soil and Groundwater – Groundwater	RWQCB – 11/24/98 (Telephone Interview)
40	Hasco Oil 2800 Temple Ave Long Beach, CA 90806	1/2 – 1 Northwest	Soil and Groundwater – Gasoline	RWQCB – 12/22/98
41	Cosmetco 2830 Temple Ave. Long Beach, CA 90806	1/2 – 1 Northwest	Soil - Alcohol	DTSC – 12/14/98

EDR Site Number	Current Site Name and Site Address	Distance from Site (miles)	Media Affected and Type of Contaminant	Agency Files Review Date
42	Desert Petroleum 2610 E. Willow St Long Beach, CA 90806	1/2 – 1 West	NA	Files Not Available
43	Fire Station #17 2241 Argonne Ave Long Beach, CA 90815	1/2 – 1 Southeast	Groundwater – NA	Files Not Available
44	Triad Aviation 2801 E. Spring St Long Beach, CA 90808	1/2 – 1 Northwest	NA	LBFD – 12/22/98 LBHD – 12/29/98
48	Bixby Land Co 5090 E. Los Coyotes Diagonal Long Beach, CA 90805	1/2 – 1 Southeast	Soil and Groundwater – Petroleum and Aromatic Hydrocarbons	DTSC – 12/14/98 RWQCB – 12/22/98
H51	Crescent Pipe Tongs Inc 1840 Coronado Ave. Signal Hill, CA 90804	1/2 – 1 South	Soil - Diesel	LBFD – 12/22/98 LBHD – 12/29/98
52	Maddox Production Co 2909 Junipero Ave Long Beach, CA 90806	1/2 – 1 Northwest	Soil – Gasoline	RWQCB – 11/24/98 (Telephone Interview)
54	SOS Crane 2945 Junipero Ave Long Beach, CA 90670	1/2 – 1 Northwest	NA	Files Not Available

RWQCB – Regional Water Quality Control Board, Los Angeles Region

DTSC – California Environmental Protection Agency Department of Toxic Substance Control

LBFD – City of Long Beach Fire Department

LBHD – City of Long Beach Health Department

FILE REVIEW SUMMARY

Shell Pipeline Co (2459 Redondo Ave)

The LBHD file on this site pertained to one 600-gallon UST containing crude oil and one 500-gallon UST containing crude oil, solvents and water. The latter UST is 20 years old. No information regarding hazardous materials release or site assessment was included in the file. It is unclear whether or not the RWQCB has files on this site.

Shell Oil Company (2457 Redondo Ave)

Site is now owned by Equilon Enterprises LLC, a Shell and Texaco joint venture. One UST removed in 1992. LBFD files included inventory tracking sheets, hazardous materials disclosure and business plan, but no files regarding hazardous material release or site assessments. RWQCB has files, but had not assigned a caseworker as 12/22/98. Therefore RWQCB files have not been reviewed.

Chevron #9-3842 (2610 N. Lakewood Blvd)

The type of contaminant is gasoline. Currently assessing the lateral extent of groundwater contamination. No free product has been found. Local groundwater flow direction is to the south. The extent of the dissolved-phase plume is unknown. Further assessment.

Vehicle Maintenance Facility -Postal Service (2300 Redondo Ave)

600 gallons of hydraulic oil spilled to soil in 1987 from 500-gallon storage tank connected to six hydraulic hoists. Piping associated with the tank may have been the release mechanism. Groundwater impact was not documented. No other documentation of hazardous waste release from the site was found in the LBFD or LBHD files. During 1990 or 1991, five UST's were removed from the site, including one 20,000-gallon, two 2,000-gallon, and two 10,000-gallon. UST's at the site as of 1994 include one 10,000-gallon storing #2 Diesel, one 20,000-gallon storing unleaded gasoline, two 2,500-gallon storing oil.

Fuel Controls Inc (3605 E. Spring St.)

Aircraft fuel facility that contains jet and aviation fuel for aircraft at the Long Beach Airport. UST's at the site include three 20,000-gallon and four 12,000-gallon UST's storing jet fuel and one 6,000-gallon storing gasoline. A release to soil and groundwater was documented in 1987. Free product in groundwater monitoring wells was approximately 12.5 feet thick when measured in 1987, and approximately 15 feet thick when measured in 1998. Work planning for remediation of the site is currently underway.

W.A. Moore & Associates (2530 N. Palm Dr)

A 1,000-gallon UST storing gasoline and associated dispenser were removed from the site in 1988. Soil sampling indicated a release to surface soils. Vapor extraction was conducted for 6 months in 1990. A LUST risk appraisal indicated no threat to groundwater. Site closure was received from the Los Angeles Department of Public Works on 12/29/93. Files were transferred to the LBHD.

Petroleum Contractor's Inc (3333 E. Spring Street)

Four UST's were removed in 12/97, including two 20,000-gallon storing jet fuel, one 36,000-gallon storing aviation gasoline and one 550-gallon waste tank. Two unauthorized releases of jet fuel were documented in LBHD files: one in 1996 (soil or groundwater affected unknown) and one in 1998 (extent of plume unknown -- action taken was surface and storm drain clean up). A letter dated March 13, 1998 from the LBHD to the RWQCB stated that the file does not indicate groundwater contamination nor a referral to the LA RWQCB.

Elmer Whisler (2201 N. Lakewood Blvd)

The type of contaminant is gasoline. Currently assessing the lateral extent of groundwater contamination. Free product has been found on site. The local groundwater flow direction is not discernable. The extent of the dissolved-phase plume is unknown. Further assessment is required.

Hasco Oil (2800 Temple Ave)

Site of three UST's: 1,000-gallon storing diesel and formerly unleaded gasoline, 6,000-gallon storing diesel, and a 4,000-gallon storing lubricating oil and formerly gasoline and diesel. Soil and groundwater release documented in 1986. Consultant for Hasco viewed groundwater contamination as result of regional groundwater plume. RWQCB disagreed. A vapor extraction system was installed at the site in 1994. Current site status is unknown.

Cosmetco (2830 Temple Ave)

Site of two 3,000-gallon UST's storing denatured alcohol. Three cubic yards of contaminated soil in the vicinity of supply pipes proposed for removal in 1987 report. Groundwater not encountered during investigation of soil to total depth of 40 feet. Soil contamination documented at 3.5 feet bgs. Current status of site is unknown.

Triad Aviation (2801 E. Spring St)

Three 550-gallon UST's storing waste paint, waste oil and solvent were removed in 1998. Petroleum hydrocarbon concentrations to 3,900 ppm were detected in stockpile soil samples. Five other UST's documented at the site include one 10,000- and one 12,000-gallon storing jet or aviation fuel, one 4,000-gallon storing diesel, and one 550-gallon storing waste oil.

Bixby Land Co. (5090 E. Los Coyotes)

Site is (former) gasoline station. Soils and groundwater are impacted with gasoline, including BTEX. Free product has been documented in several monitoring wells on or near the site. Groundwater is documented at 25 feet bgs (1989 and 1990 site investigations). Four UST's were removed from the site in 1990. The most recent file that BC reviewed for the site was dated December 18, 1992. More recent files do exist according to RWQCB, however the RWQCB could not locate the files for BC's December 22, 1998 file review.

Crescent Pipe Tongs Inc.(1840 Coronado Ave)

Two UST's. one 4,000-gallon and one 3,000-gallon, storing diesel were removed in 1990. Soil affected to approximately 20 feet bgs, with TPH concentration of 3,300 ppm at 17 feet bgs. Groundwater impact was not documented.

Maddox Production Co.

Currently the property is being used as a car lot for Glenn E. Thomas Dodge. A 1,000-gallon steel fuel UST was removed from the site in January 1992. No tank closure sampling was conducted at the time of removal. A soil boring was subsequently drilled in the former tank cavity. TPH (as gasoline) and BTEX were detected predominantly from 15 to 30 feet bgs. diminishing at 40 feet bgs. Further assessment is required.



The EDR-Radius Map with GeoCheck®

**USARC Long Beach
3800 E. Willow Street
Long Beach, CA 90815**

Inquiry Number: 308126.3s

November 03, 1998

The Source For Environmental Risk Management Data

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-97. Search distances are per ASTM standard or custom distances requested by the user.

The address of the subject property for which the search was intended is:

3800 E. WILLOW STREET
LONG BEACH, CA 90815

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the subject property or within the ASTM E 1527-97 search radius around the subject property for the following Databases:

NPL:..... National Priority List
Delisted NPL:..... NPL Deletions
RCRIS-TSD:..... Resource Conservation and Recovery Information System
AWP:..... AWP
Cal-Sites:..... Cal-Sites
Notify 65:..... Notify 65
Toxic Pits:..... Toxic Pits
CERCLIS:..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP:..... Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS:..... Corrective Action Report
AST:..... Aboveground Petroleum Storage Tank Facilities
RAATS:..... RCRA Administrative Action Tracking System
WMUDS:..... WMUDS/SWAT
RCRIS-LQG:..... Resource Conservation and Recovery Information System
HMIRS:..... Hazardous Materials Information Reporting System
PADS:..... PCB Activity Database System
ERNS:..... Emergency Response Notification System
TRIS:..... Toxic Chemical Release Inventory System
TSCA:..... Toxic Substances Control Act
MLTS:..... Material Licensing Tracking System
NPL Lien:..... NPL Liens
Site Mitig:..... Site Mitigation
Ca. BEP:..... CA Bond Exp Plan
ROD:..... ROD
CONSENT:..... Superfund (CERCLA) Consent Decrees
Ca. WDS:..... CA WDS
HMS:..... HMS Street Number List
S Bay Reg. 2:..... South Bay Region 2
Coal Gas:..... Former Manufactured gas (Coal Gas) Sites

Unmapped (orphan) sites are not considered in the foregoing analysis.

Search Results:

Search results for the subject property and the search radius, are listed below:

Subject Property:

The subject property was identified in the following government records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
LONG BEACH ARMY RESERVE CTR 3800 E WILLOW ST LONG BEACH, CA 90822	FINDS	CA7210490374

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ELMER WHISLER	2201 N LAKEWOOD BLVD	1/2 - 1 SSE	39	29
FIRE STATION #17	2241 ARGONNE AVE	1/2 - 1 ESE	43	32
BIXBY LAND CO	5090 E LOS COYOTES DIAG	1/2 - 1 SE	48	33

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
REFUSE YARD INTEGRATED RESOURC	2929 E WILLOW ST	1/4 - 1/2 W	32	23

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 04/01/1998 has revealed that there are 7 LUST sites within approximately 0.5 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SHELL PIPELINE COMPANY	2459 REDONDO AVE	1/8 - 1/4 SW	F21	17
SHELL	2457 REDONDO AVE	1/8 - 1/4 SW	F27	21
VEHICLE MAINTENANCE FACILITY	2300 REDONDO AVE	1/4 - 1/2 SSW	33	24
W.A. MOORE & ASSOCIATES, INC.	2530 PALM DRIVE	1/4 - 1/2 W	34	25
FUEL CONTROLS INC.	3605 E SPRING ST	1/4 - 1/2 NNW	35	25
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON STN 9 3842	2610 LAKEWOOD BLVD	1/4 - 1/2 E	G30	22
SHELL OIL STATION	2589 N LAKEWOOD BLVD	1/4 - 1/2 ESE	G31	23

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database

A review of the UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 8 UST sites within approximately 0.25 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HEWLETT-PACKARD COMPANY	2525 GRAND AVENUE	1/8 - 1/4 S	A3	9
LONG BEACH GENERAL HOSPITAL	2597 REDONDO BLVD.	1/8 - 1/4 WSW	7	11
COAST CADILLAC CO	3399 E WILLOW	1/8 - 1/4 W	B9	12
IRWIN INDUSTRIES, INC	2679 REDONDO AVENUE	1/8 - 1/4 WNW	C12	14
CIRCLE MOVING & STORAGE, INC.	3333 E WILLOW STREET	1/8 - 1/4 W	B14	15
SIGNAL HILL PUMP STATION	2459 REDONDO AVE	1/8 - 1/4 SW	F20	17
SIGNAL HILL TANK FARM	2459 REDONDO AVE	1/8 - 1/4 SW	F22	18
SIGNAL HILL PLANT	2457 REDONDO AVENUE	1/8 - 1/4 SW	F25	20

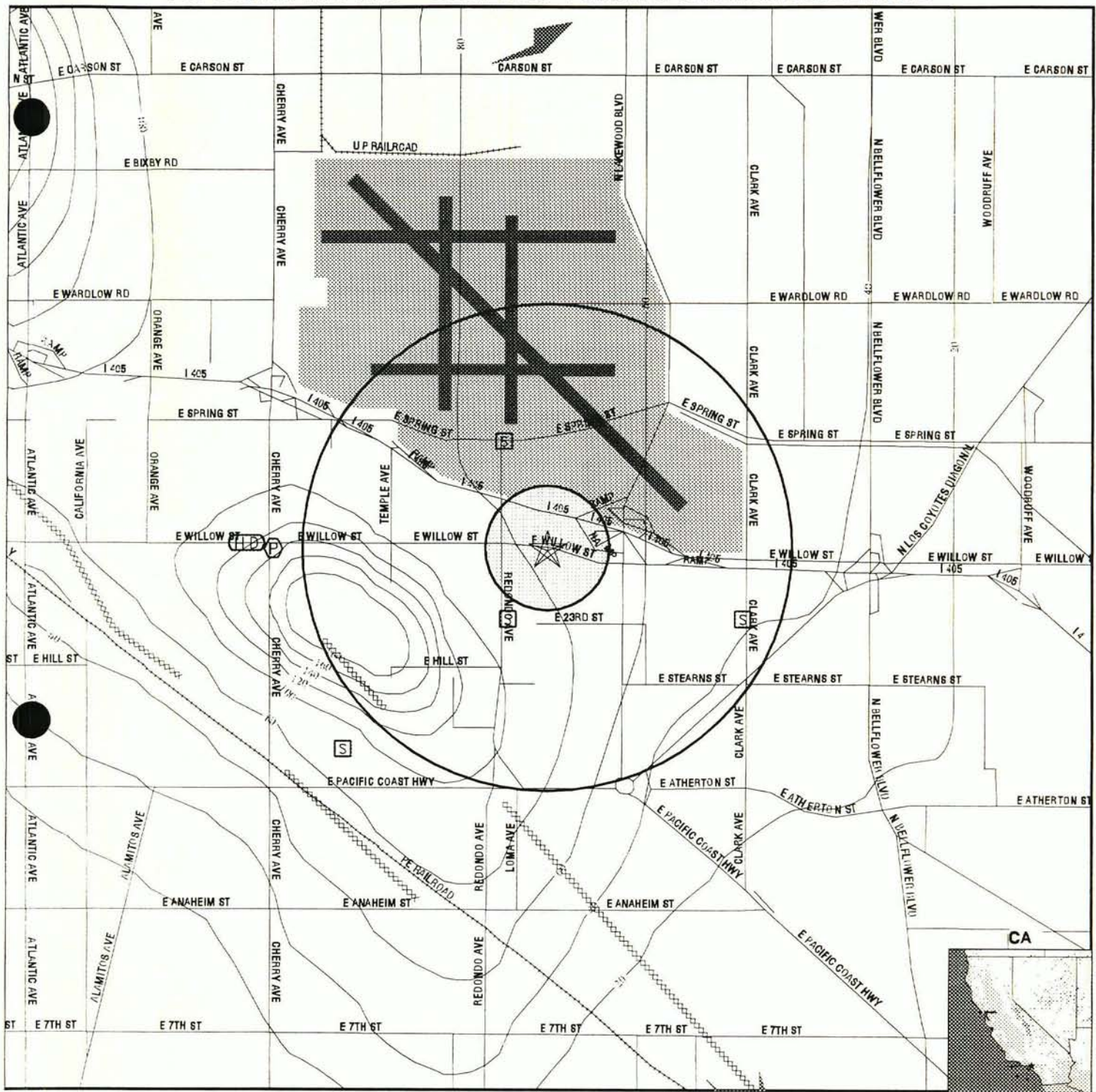
EXECUTIVE SUMMARY

CA SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the CA SLIC list, as provided by EDR, has revealed that there is 1 CA SLIC site within approximately 0.5 Miles of the subject property

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SHELL - BULK FUEL DISTRIBUTION	2457 REDONDO AVE	1/8 - 1/4 SW	F26	21

TOPOGRAPHIC MAP - 308126.3s - Brown & Caldwell Consultants



(HD) Closest Hydrogeological Data
 ● Oil, gas or related wells

TARGET PROPERTY: USARC Long Beach
 ADDRESS: 3800 E. Willow Street
 CITY/STATE/ZIP: Long Beach CA 90815
 LAT/LONG: 33.8042 / 118.1472

CUSTOMER: Brown & Caldwell Consultants
 CONTACT: Mr. Michael Higman
 INQUIRY #: 308126.3s
 DATE: November 03, 1998 10:06 am

GEOCHECK VERSION 2.1 SUMMARY

STATE DATABASE WELL INFORMATION

<u>WELL QUADRANT</u>	<u>DISTANCE FROM TP</u>
Northern	1/4 - 1/2 Mile
Eastern	1/2 - 1 Mile
Southern	1/4 - 1/2 Mile
Western	1 - 2 Miles

STATE OIL/GAS WELL INFORMATION

<u>API #</u>	<u>DISTANCE FROM TP</u>
--------------	-----------------------------

NO WELLS FOUND

PUBLIC WATER SUPPLY SYSTEM INFORMATION

Searched by Nearest PWS.

NOTE: PWS System location is not always the same as well location.

PWS Name: SIGNAL HILL-CITY, WATER DEPT.
2175 CHERRY AVE
SIGNAL HILL, CA 90806

Location Relative to TP: 1 - 2 Miles West

PWS currently has or has had major violation(s): Yes

AREA RADON INFORMATION

EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

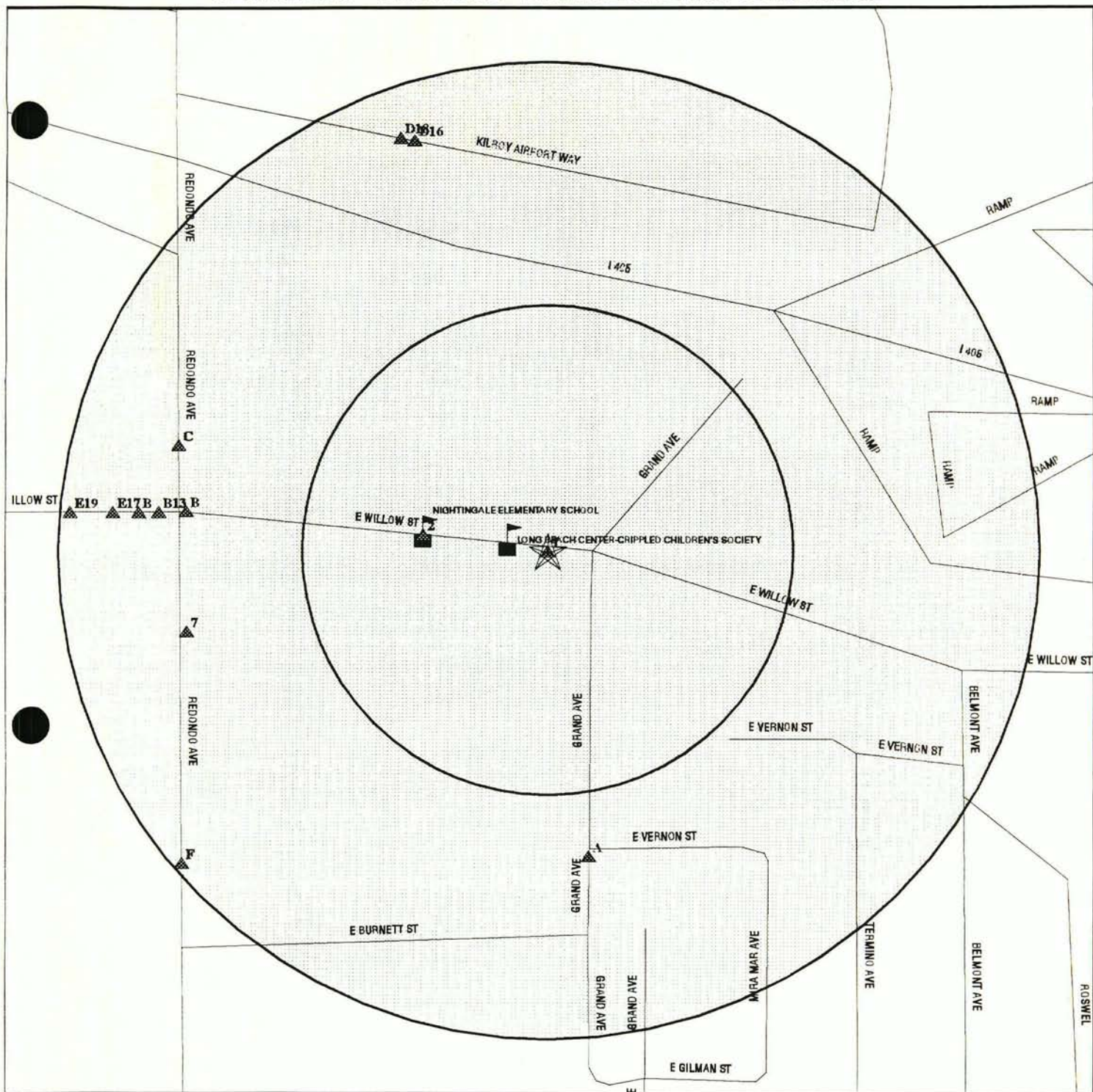
: Zone 3 indoor average level < 2 pCi/L.

LOS ANGELES COUNTY, CA

Number of sites tested: 63

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

DETAIL MAP - 308126.3s - Brown & Caldwell Consultants



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites

- ~ Power transmission lines
- ~ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone

0 1/16 1/8 1/4 Miles

TARGET PROPERTY: USARC Long Beach
 ADDRESS: 3800 E. Willow Street
 CITY/STATE/ZIP: Long Beach CA 90815
 LAT/LONG: 33.8042 / 118.1472

CUSTOMER: Brown & Caldwell Consultants
 CONTACT: Mr. Michael Higman
 INQUIRY #: 308126.3s
 DATE: November 03, 1998 10:05 am

MAP FINDINGS SUMMARY SHOWING ONLY SITES HIGHER THAN OR THE SAME ELEVATION AS TP

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1.000	0	0	0	0	NR	0
Delisted NPL		TP	NR	NR	NR	NR	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
AWP		1 000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
Notify 65		1 000	0	0	0	0	NR	0
CHMIRS		1 000	0	0	0	6	NR	6
Cortese		1.000	0	2	2	9	NR	13
Toxic Pits		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
State Landfill		0 500	0	0	1	NR	NR	1
LUST		0 500	0	2	3	NR	NR	5
UST		0.250	0	8	NR	NR	NR	8
CA FID		0.250	0	7	NR	NR	NR	7
AST		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
HAZNET		0.250	0	7	NR	NR	NR	7
RCRIS Sm. Quan. Gen.		0.250	1	5	NR	NR	NR	6
RCRIS Lg. Quan Gen		0 250	0	0	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
Site Mitgation		TP	NR	NR	NR	NR	NR	0
CA SLIC		0.500	0	1	0	NR	NR	1
CA Bond Exp Plan		1 000	0	0	0	0	NR	0
ROD		1 000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
HMS		TP	NR	NR	NR	NR	NR	0
South Bay Region 2		TP	NR	NR	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

HEWLETT-PACKARD COMPANY (Continued)

U001566355

Facility ID:	50981	Container Num	3
Tank Num.	3	Year Installed.	1984
Tank Capacity	550		
Tank Used for	WASTE	Tank Constrctn	25 inches
Type of Fuel.	WASTE OIL		
Leak Detection	Sensor Instrument	Telephone	(000) 000-0000
Contact Name	ROGER QUEEN	Region	Not reported
Total Tanks	4	Other Type	SALES OFFICE
Facility Type.	2		
Facility ID	50981	Container Num.	4
Tank Num.	4	Year Installed.	1984
Tank Capacity	1500		
Tank Used for	WASTE	Tank Constrctn	Not reported
Type of Fuel	WASTE OIL		
Leak Detection	None	Telephone.	(000) 000-0000
Contact Name	ROGER QUEEN	Region	Not reported
Total Tanks.	4	Other Type	SALES OFFICE
Facility Type	2		

A4
South
1/8-1/4
Higher

HEWLETT-PACKARD COMPANY
2525 GRAND AVE
LONG BEACH, CA 90815

Ca. FID

S101629837
N/A

A5
South
1/8-1/4
Higher

LONG BEACH CITY OF HEALTH DEPT
2525 GRAND AVE
LONG BEACH, CA 90815

FINDS

RCRIS-SQG

1000904877
CA0000148817

RCRIS

Owner CITY OF LONG BEACH HEALTH DEPT
(310) 570-4000

Contact BEA ANDERSON
(310) 570-4153

Record Date 09/01/1996

Classification Small Quantity Generator

Used Oil Recyc No

Violation Status No violations found

B6
West
1/8-1/4
Higher

HARRIMAN JONES MEDICAL GROUP
2600 REDONDO AVE
LONG BEACH, CA 90806

RCRIS-SQG

FINDS

HAZNET

1000597960
CAD983619958

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

B8
West
1/8-1/4
Higher

LA HEALTH SVC LONG BEACH GEN HOSP
2597 REDONDO AVE
LONG BEACH, CA 90806

FINDS
RCRIS-SQG

1000240199
CAD075276212

RCRIS

Owner MUNICIPAL GOVERNMENT
(415) 555-1212
Contact ENVIRONMENTAL MANAGER
(213) 974-7881
Record Date 09/01/1996
Classification Small Quantity Generator
Used Oil Recyc No
Violation Status No violations found

B9
West
1/8-1/4
Higher

COAST CADILLAC CO
3399 E WILLOW
LONG BEACH, CA 90806

FINDS
UST
Ca. FID
HAZNET

1000387131
CAD981394158

HAZNET

Year	1993		
Gepaid	CAD981394158	Tepaid	CAD008302903
Contact	TONY MENTAS, GM	Telephone	(213) 595-6076
Gen County	Los Angeles	Tons	Not reported
Tsd Name	Not reported		
Tsd Address	Not reported		
	Not reported		
	Not reported		
Tsd County	Los Angeles		
Mailing Address	3399 E WILLOW		
	Not reported		
	LONG BEACH, CA 90806		
Category	Paint sludge		
Disposal Method	Recycler		
Year	Not reported		
Gepaid	CAD981394158	Tepaid	CAD008302903
Contact	Not reported	Telephone	Not reported
Gen County	Not reported	Tons	54
Tsd Name	CHEM WASTE MGR		
Tsd Address	1704 W FIRST ST		
	Not reported		
	AZUSA		
Tsd County	Los Angeles		
Mailing Address	Not reported		
	Not reported		
	Not reported		
Category	Paint sludge		
Disposal Method	Recycler		

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

C11
WNW
1/8-1/4
Higher
IRWIN INDUSTRIES, INC.
2679 REDONDO AVE
LONG BEACH, CA 90815

Ca. FID

S101618102
N/A

C12
WNW
1/8-1/4
Higher
IRWIN INDUSTRIES, INC.
2679 REDONDO AVENUE
LONG BEACH, CA 90806

UST

U001566078
N/A

State UST

Facility ID	55486	Container Num	02
Tank Num	1	Year Installed	1972
Tank Capacity	10000		
Tank Used for	PRODUCT		
Type of Fuel	REGULAR	Tank Constrctn	Not reported
Leak Detection	None		
Contact Name	Not reported	Telephone	(213) 427-0946
Total Tanks	4	Region	Not reported
Facility Type	2	Other Type	MAINTENANCE & CONST

Facility ID	55486	Container Num	01
Tank Num	2	Year Installed	1972
Tank Capacity	2000		
Tank Used for	PRODUCT		
Type of Fuel	UNLEADED	Tank Constrctn	Not reported
Leak Detection	None		
Contact Name	Not reported	Telephone	(213) 427-0946
Total Tanks	4	Region	Not reported
Facility Type	2	Other Type	MAINTENANCE & CONST

Facility ID	55486	Container Num	ONE (1)
Tank Num	3	Year Installed	1972
Tank Capacity	10000		
Tank Used for	WASTE		
Type of Fuel	Not Reported	Tank Constrctn	/4 2 inches
Leak Detection	Stock Inventor, Vapor Sniff Well		
Contact Name	Not reported	Telephone	(213) 427-0946
Total Tanks	4	Region	Not reported
Facility Type	2	Other Type	MAINTENANCE & CONST

Facility ID	55486	Container Num	TWO (2)
Tank Num	4	Year Installed	1972
Tank Capacity	2000		
Tank Used for	PRODUCT		
Type of Fuel	UNLEADED	Tank Constrctn	3/16 inches
Leak Detection	Stock Inventor, Vapor Sniff Well		
Contact Name	Not reported	Telephone	(213) 427-0946
Total Tanks	4	Region	Not reported
Facility Type	2	Other Type	MAINTENANCE & CONST

B13
West
1/8-1/4
Higher
EASTMAN INC.
3366 E WILLOW ST
SIGNAL HILL, CA 90806

Ca. FID

S101588354
N/A

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

E17
West
1/8-1/4
Higher

HLM LABELING INC
3290 E WILLOW
SIGNAL HILL, CA 90806

FINDS
RCRIS-SQG

1000121868
CAD981683865

RCRIS

Owner: MARKS HERBERT
(415) 555-1212
Contact: ENVIRONMENTAL MANAGER
(213) 427-7630
Record Date: 09/01/1996
Classification: Small Quantity Generator
Used Oil Recyc: No
Violation Status: No violations found

D18
NNW
1/8-1/4
Higher

KILROY AIRPORT CENTER LONG BCH
3750 KILROY AIRPORT WAY
LONG BEACH, CA 90806

HAZNET

S100865740
N/A

HAZNET

Year: Not reported
Gepaid: CAL922913255
Contact: Not reported
Gen County: Not reported
Tsd Name: UNKNOWN
Tsd Address: Not reported
Not reported
Not reported
Tsd County: Unknown
Mailing Address: Not reported
Not reported
Not reported
Category: Tank bottom waste
Disposal Method: Recycler

Tepaic: CAD099752708
Telephone: Not reported
Tons: 45

E19
West
1/8-1/4
Higher

APARTMENT NEWS PUBLICATIONS IN
3220 E WILLOW ST
LONG BEACH, CA 90806

HAZNET

S100929672
N/A

HAZNET

Year: 1993
Gepaid: CAL000025632
Contact: SMEALLIE DON
Gen County: Los Angeles
Tsd Name: Not reported
Tsd Address: Not reported
Not reported
Not reported
Tsd County: Los Angeles
Mailing Address: 3220 E WILLOW ST
Not reported
LONG-BEACH, CA 90806
Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Treatment tank

Tepaid: CAD028409019
Telephone: (213) 636-8351
Tons: Not reported

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL PIPELINE COMPANY (Continued)

S101642564

LUST Region 4

Report Date 06/17/1993
Cross Street. WILLOW
Lead Agency Local Agency
Local Agency 19000
Substance 76
Case Number. I-12597
Case Type Soil only

CORTESE

Reg By LTNKA
Reg Id I-12597
Region CORTESE

HMS

Facility ID	012449-012597	Facility Type	T0
Permit Number.	00006095T	Permit Status.	Closed
Facility Status	Closed	Area	1M
Region	Los Angeles County		

F22
SW
1/8-1/4
Higher

SIGNAL HILL TANK FARM 2459 REDONDO AVE SIGNAL HILL, CA 92803

UST

U001578656
N/A

State UST

Facility ID	67369	Container Num	1 - DRAWVA
Tank Num	1	Year Installed	Not reported
Tank Capacity	0	Tank Constructn	X inches
Tank Used for	PRODUCT	Telephone	(213) 427-2969
Type of Fuel	Not Reported	Region	Not reported
Leak Detection	Visual	Other Type	TANK FARM
Contact Name	Not reported		
Total Tanks.	1		
Facility Type	2		

F23
SW
1/8-1/4
Higher

SHELL OIL COMPANY NO 71098 2459 REDONDO AVE LONG BEACH, CA 90806

HAZNET

S100944920
N/A

HAZNET

Year	1993	Tepaid	AZD982441263
Gepaid	CAL000015696	Telephone	(714) 520-3312
Contact	SHARON J BLANTON-SR ADMINISTRA	Tons	Not reported
Gen County	Los Angeles		
Tsd Name	Not reported		
Tsd Address	Not reported		
	Not reported		
	Not reported		
Tsd County	Unknown		
Mailing Address	PO BOX 6249		
	SHARON BLANTON		
	CARSON, CA 90749 - 6249		
Category	Other organic solids		
Disposal Method	Treatment, incineration		

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL OIL CO-SIGNAL HILL PLANT (Continued)

S100874033

WDS

Facility ID	Los Angeles River 196600025	Facility Telephone	(310) 988-3326
Facility Contact	LARRY D. YATES	Regional Board #	CAG834001
Agency Name	SHELL OIL PRODUCTS CO. P.O.BOX 2099, TSP1434 HOUSTON, TX 77252 - 2099		
Agency Contact	JIM BIGGS	Agency Phone	(713) 241-3583
Design Flow	0.0576 Million Gal/Day	Baseline Flow	0.0576 Million Gal/Day
Facility Type	Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)		
Agency Type	Private		
Waste Type	Contaminated Ground Water - Hazardous/Influent or Solid Wastes that contain toxic, corrosive, ignitable or reactive substances and must be managed according to applicable DOHS standards		
Standard Industrial Classification Code	554		

F25
SW
1/8-1/4
Higher

SIGNAL HILL PLANT
2457 REDONDO AVENUE
SIGNAL HILL, CA 90806

UST

U001566132
N/A

State UST

Facility ID	7973	Container Num	1
Tank Num	1	Year Installed	1964
Tank Capacity	550		
Tank Used for	PRODUCT		
Type of Fuel	Not Reported	Tank Constrctn	Not reported
Leak Detection	Stock Inventor		
Contact Name	LOUIS E STILLS	Telephone	(213) 426-7191
Total Tanks	4	Region	Not reported
Facility Type	2	Other Type	DISTRIBUTION PLANT
Facility ID	7973	Container Num	2
Tank Num	2	Year Installed	1964
Tank Capacity	10000		
Tank Used for	PRODUCT		
Type of Fuel	DIESEL	Tank Constrctn	Not reported
Leak Detection	Stock Inventor		
Contact Name	LOUIS E STILLS	Telephone	(213) 426-7191
Total Tanks	4	Region	Not reported
Facility Type	2	Other Type	DISTRIBUTION PLANT
Facility ID	7973	Container Num	3
Tank Num	3	Year Installed	1970
Tank Capacity	14000		
Tank Used for	PRODUCT		
Type of Fuel	Not Reported	Tank Constrctn	Not reported
Leak Detection	Stock Inventor, Pressure Test		
Contact Name	LOUIS E STILLS	Telephone	(213) 426-7191
Total Tanks	4	Region	Not reported
Facility Type	2	Other Type	DISTRIBUTION PLANT

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL (Continued)

U002284973

HMS

Facility ID.	011921-011995	Facility Type.	T0
Permit Number	00003575T	Permit Status	Closed
Facility Status	Closed	Area	1M
Region	Los Angeles County.		

**F28
SW
1/8-1/4
Higher**

**SHELL OIL CO SIGNAL HILL PLANT
2457 REDONDO AVE
LONG BEACH, CA 90806**

**FINDS 1000287979
RCRIS-SQG CAD028430999
Ca. FID**

RCRIS

Owner	SHELL OIL COMPANY (415) 555-1212
Contact	ENVIRONMENTAL MANAGER (213) 426-7191
Record Date	09/01/1996
Classification	Small Quantity Generator
Used Oil Recyc	No
Violation Status	No violations found

FINDS

Other Pertinent Environmental Activity Identified at Site
- Facility is monitored or permitted for air emissions under the Clean Air Act (under AFS/AIRS)

FID

Facility ID.	19002220	Regulate ID	00007973
Reg By	Active Underground Storage Tank Location		
Cortese Code	Not reported	SIC Code	Not reported
Status.	Active	Facility Tel	(818) 000-0000
Mail To	Not reported 2457 REDONDO AVE SIGNAL HILL, CA		
Contact	Not reported	Contact Tel	Not reported
DUNs No	Not reported	NPDES No	Not reported
Creation	10/22/93	Modified	00/00/00
EPA ID	Not reported		
Comments	Not reported		

**G29
East
1/4-1/2
Lower**

**CHEVRON #9-3842
2610 N LAKEWOOD BLVD
LONG BEACH, CA 90815**

**Cortese S102427230
N/A**

CORTESE

Reg By	LTNKA
Reg Id	908150161
Region	CORTESE

**G30
East
1/4-1/2
Lower**

**CHEVRON STN 9 3842
2610 LAKEWOOD BLVD
LONG BEACH, CA 90815**

**RCRIS-SQG 1000104017
FINDS CAD981696081
LUST**

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

REFUSE YARD INTEGRATED RESOURCES BUREAU (Continued)

S102360881

LF.

Facility ID. 19-AK-5022
Operator CITY OF LONG BEACH PUBLIC WORKS DEPT
Op Address 333 W OCEAN BLVD , 9TH FLOOR
LONG BEACH, CA 90806
Op Tel (310) 570-6641
Owner CITY OF LONG BEACH
Address 120 HENRY FORD BLVD
LONG BEACH, CA 90802
Owner's Tel (310) 570-1196
Activity Small Volume Transfer Station
Operator's Status Archived
Regulation Status Exempt
Facility Status Not reported
Facility Class Not reported
Region STATE
Lat/Long. 3346 / 11811
Closing Comment Not reported
Date Closed Not reported
Operation Date Not reported
Permit Date Not reported
Facility Type Not reported
Facility Location Not reported

33
SSW
1/4-1/2
Higher

VEHICLE MAINTENANCE FACILITY 2300 REDONDO AVE LONG BEACH, CA 90809

Ca. FID
LUST
Cortese

S101586101
N/A

State LUST

Facility Type	ACTIVE	Cross Street	BURNETT
Reg Board	Los Angeles Region	Qty Leaked	600
Chemical	Motor Oil		
Lead Agency	Local Agency		
Case Type	Other ground water affected		
Status	Pollution characterization		
Review Date	09/12/1988	Confirm Leak	Not reported
Workplan.	Not reported	Prelim Assess	Not reported
Pollution Char	08/12/1987	Remed Plan	Not reported
Remed Action	Not reported	Monitoring	Not reported
Close Date	Not reported	Release Date	08/12/1987

LUST Region 4

Report Date. 08/12/1987
Cross Street BURNETT
Lead Agency Local Agency
Local Agency 19060
Substance 08
Case Number 000851
Case Type Other ground water affected

CORTESE

Reg By LTNKA
Reg Id 000851
Region CORTESE

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

FUEL CONTROLS INC. (Continued)

S101296801

LUST Region 4

Report Date. 06/10/1988
Cross Street REDONDO
Lead Agency Regional Board
Local Agency 19060
Substance. 8006619
Case Number 908060098
Case Type Other ground water affected

CORTESE

Reg By LTNKA
Reg Id 908060098
Region CORTESE

36
NNW
1/2-1
Higher

PETROLEUM CONTRACTOR'S IN
3333 E SPRING ST
LONG BEACH, CA 90806

Cortese

S101296800
N/A

CORTESE

Reg By LTNKA
Reg Id 908080152
Region CORTESE

37
SSW
1/2-1
Higher

USAF LONG BEACH CSMS
3500 STEARNS ST
LONG BEACH, CA 90822

RCRIS-SQG
FINDS
UST
Ca. FID
HAZNET
LUST
Cortese

1000231649
CA2572890521

RCRIS

Owner STATE MILITARY DEPT
(310) 555-1212
Contact THOMAS C BRENNAN
(310) 986-6743
Record Date 04/25/1995
Classification Small Quantity Generator
Used Oil Recyc No
Violation Status No violations found

FINDS

Other Pertinent Environmental Activity Identified at Site
- Federal facility has submitted specific environmental project budget plans (under FFIS)

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

USAF LONG BEACH CSMS (Continued)

1000231649

Year	Not reported	Tepaid	CAT000613893
Gepaid	CAD981369234	Telephone.	Not reported
Contact.	Not reported	Tons	2
Gen County	Not reported		
Tsd Name	SAFETY-KLEEN CORP (7-088-06)		
Tsd Address	10625 HICKSON ST#A		
	Not reported		
	EL MONTE		
Tsd County	Los Angeles		
Mailing Address:	Not reported		
	Not reported		
	Not reported		
Category	Oxygenated solvents (acetone, butanol, ethyl acetate, etc)		
Disposal Method	Transfer station		

CORTESE

Reg By	LTNKA
Reg Id	000795
Region	CORTESE

FID

Facility ID	19001202	Regulate ID	00061307
Reg By	Active Underground Storage Tank Location		
Cortese Code	Not reported	SIC Code	Not reported
Status	Active	Facility Tel	(213) 597-4064
Mail To	Not reported		
	3500 STEARNS ST		
	LONG BEACH, CA 90822		
Contact	Not reported	Contact Tel	Not reported
DUNS No	Not reported	NPDES No	Not reported
Creation	10/22/93	Modified	00/00/00
EPA ID	Not reported		
Comments	Not reported		

State UST

Facility ID	60985	Container Num.	FRWR 1308
Tank Num	1	Year Installed	Not reported
Tank Capacity	3000		
Tank Used for	PRODUCT	Tank Constrctn	Not reported
Type of Fuel	UNLEADED		
Leak Detection	Stock Inventor	Telephone	(213) 597-4064
Contact Name	MAJOR SILVA	Region	Not reported
Total Tanks	4	Other Type	MAINTENANCE
Facility Type	2		
Facility ID	60985	Container Num	FRWR 1309
Tank Num	2	Year Installed	Not reported
Tank Capacity	5000		
Tank Used for	PRODUCT	Tank Constrctn.	Not reported
Type of Fuel	UNLEADED		
Leak Detection	None	Telephone	(213) 597-4064
Contact Name	MAJOR SILVA	Region	Not reported
Total Tanks	4	Other Type	MAINTENANCE
Facility Type	2		

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

40
WNW
1/2-1
Higher

HASCO OIL CO. INC.
2800 TEMPLE AVE.
LONG BEACH, CA 90806

UST
LUST
Cortese

U001566071
N/A

State LUST

Facility Type	ACTIVE	Cross Street	WILLOW ST
Reg Board.	Los Angeles Region	Qty Leaked	Not reported
Chemical	Gasoline		
Lead Agency	Regional Board		
Case Type	Other ground water affected		
Status.	Post remedial action monitoring in progress		
Abate Method	Excavate and Dispose - remove contaminated soil and dispose in approved site		
Review Date	10/01/1997	Confirm Leak	Not reported
Workplan	Not reported	Prelim Assess	Not reported
Pollution Char	02/09/1989	Remed Plan	Not reported
Remed Action.	07/08/1991	Monitoring.	12/20/1996
Close Date	Not reported	Release Date	02/09/1989

LUST Region 4.

Report Date	02/09/1989
Cross Street	WILLOW ST
Lead Agency	Regional Board
Local Agency.	19060
Substance	8006619
Case Number	908061025
Case Type	Other ground water affected

CORTESE

Reg By	LTNKA
Reg Id	908061025
Region	CORTESE

State UST

Facility ID	41582	Container Num	1
Tank Num.	1	Year Installed	1965
Tank Capacity	1000		
Tank Used for	PRODUCT	Tank Constrctn	Not reported
Type of Fuel	PREMIUM		
Leak Detection	None	Telephone	(213) 595-8491
Contact Name	S T HORROCKS	Region.	Not reported
Total Tanks	3	Other Type	PRIVATE FUEL USAGE
Facility Type	2		
Facility ID	41582	Container Num	2
Tank Num	2	Year Installed	Not reported
Tank Capacity	4000		
Tank Used for	PRODUCT	Tank Constrctn.	Not reported
Type of Fuel	DIESEL		
Leak Detection	None	Telephone	(213) 595-8491
Contact Name	S T HORROCKS	Region	Not reported
Total Tanks	3	Other Type	PRIVATE FUEL USAGE
Facility Type	2		

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

COSMETCO (Continued)

U001566053

Facility ID	47377	Container Num	2
Tank Num	2	Year Installed	Not reported
Tank Capacity	3000	Tank Constrctn	Not reported
Tank Used for	PRODUCT	Telephone	(213) 426-2567
Type of Fuel	Not Reported	Region	Not reported
Leak Detection	None	Other Type	COSMETIC MFG.
Contact Name	Not reported		
Total Tanks	2		
Facility Type	2		

42
West
1/2-1
Higher

DESERT PETROLEUM
2610 E WILLOW ST
LONG BEACH, CA 90806

Cortese

S103066152
N/A

CORTESE

Reg By	LTNKA
Reg Id	908061143
Region	CORTESE

43
ESE
1/2-1
Lower

FIRE STATION #17
2241 ARGONNE AVE
LONG BEACH, CA 90815

LUST
Cortese

S102429931
N/A

LUST Region 4

Report Date	12/08/1994
Cross Street	023RD ST
Lead Agency	Regional Board
Local Agency	19060
Substance	8006619
Case Number	908150225
Case Type	Other ground water affected

CORTESE

Reg By	LTNKA
Reg Id	908150225
Region	CORTESE

44
NW
1/2-1
Higher

TRIAD AVIATION
2801 E SPRING ST
LONG BEACH, CA 90808

Cortese

S101296799
N/A

CORTESE

Reg By	LTNKA
Reg Id	121688-04
Region	CORTESE

45
SW
1/2-1
Higher

2024 ORIZABA
SIGNAL HILL, CA 90806

CHMIRS

S100277204
N/A

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S100281013

CHMIRS

OES Control Number	9991696	DOT ID	1155
DOT Hazard Class	Flammable liquid		
Chemical Name.	ETHER, ETHYL		
Extent of Release	Not reported		
CAS Number	60-29-7	Quantity Released	Not reported
Environmental Contamination	None Reported	Property Use	Mercantile, Business
Incident Date	26-JAN-88	Date Completed.	26-JAN-88

H50
SSW
1/2-1
Higher

1860 CORONADO AVENUE
SIGNAL HILL, CA 90806

CHMIRS

S100277310
N/A

CHMIRS.

OES Control Number	9115663	DOT ID	1267
DOT Hazard Class	Not Reported		
Chemical Name.	CRUDE OIL		
Extent of Release	Not reported		
CAS Number	Not reported	Quantity Released	80
Environmental Contamination	Ground	Property Use	Petroleum Refinery
Incident Date	28-FEB-91	Date Completed	05-MAR-91

H51
SSW
1/2-1
Higher

CRESCENT PIPE TONGS INC
1840 CORONADO AVE
SIGNAL HILL, CA 90804

LUST
HMS
Cortese

U002287811
N/A

State LUST

Facility Type	INACTIVE	Cross Street	PACIFIC COAST HWY
Reg Board	Los Angeles Region	Qty Leaked	Not reported
Chemical	Diesel		
Lead Agency	Local Agency		
Case Type	Soil only		
Status	Signed off, remedial action completed or deemed unnecessary		
Abate Method	Excavate and Dispose - remove contaminated soil and dispose in approved site		
Review Date	06/30/1992	Confirm Leak	Not reported
Workplan	Not reported	Prelim Assess	06/18/1990
Pollution Char	Not reported	Remed Plan	Not reported
Remed Action	08/15/1991	Monitoring	Not reported
Close Date	03/16/1992	Release Date	07/25/1990

LUST Region 4

Report Date	07/25/1990
Cross Street	PACIFIC COAST HWY
Lead Agency	Local Agency
Local Agency	19000
Substance	12034
Case Number	I-15604
Case Type	Soil only

CORTESE

Reg By	LTNKA
Reg Id	092690-10
Region	CORTESE

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

MADDOX PRODUCTIONS (Continued)

1000191892

FID

Facility ID	19021466	Regulate ID.	CAD000305
Reg By.	Active Underground Storage Tank Location		
Cortese Code	Not reported	SIC Code	Not reported
Status	Active	Facility Tel	(310) 595-4781
Mail To	Not reported		
	PO BOX		
	SIGNAL HILL, CA 90806		
Contact	Not reported	Contact Tel	Not reported
DUNs No.	Not reported	NPDES No	Not reported
Creation	10/22/93	Modified	00/00/00
EPA ID	Not reported		
Comments.	Not reported		

Facility ID.	19021466	Regulate ID	00050802
Reg By	Active Underground Storage Tank Location		
Cortese Code	Not reported	SIC Code	Not reported
Status	Active	Facility Tel	(213) 595-4781
Mail To	Not reported		
	P O BOX		
	LONG BEACH, CA 90806		
Contact	Not reported	Contact Tel	Not reported
DUNs No	Not reported	NPDES No	Not reported
Creation	10/22/93	Modified	00/00/00
EPA ID	Not reported		
Comments	Not reported		

HMS

Facility ID	015410-016692	Facility Type	T0
Permit Number	00006246T	Permit Status	Closed
Facility Status	Closed	Area	1M
Region	Los Angeles County		

State UST

Facility ID	50802	Container Num	1
Tank Num	1	Year Installed	Not reported
Tank Capacity.	1000		
Tank Used for	PRODUCT	Tank Constrctn	Not reported
Type of Fuel	UNLEADED		
Leak Detection.	Visual. Pressure Test	Telephone	(213) 595-4781
Contact Name	DENNIS MADDOX	Region	Not reported
Total Tanks	3	Other Type	OIL WELL SERVICE
Facility Type	2		

Facility ID	50802	Container Num	2
Tank Num	2	Year Installed	Not reported
Tank Capacity	2000		
Tank Used for	PRODUCT	Tank Constrctn	Not reported
Type of Fuel	REGULAR		
Leak Detection	Visual, Pressure Test	Telephone	(213) 595-4781
Contact Name	DENNIS MADDOX	Region	Not reported
Total Tanks	3	Other Type	OIL WELL SERVICE
Facility Type	2		

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
LONG BEACH	S102002427	LONG BEACH OIL FIELD	028TH STREET	90806	CA SLIC	90-60-72
LONG BEACH	U001566136	STORAGE WAREHOUSE	1635 BURNETT AVE	90806	UST	00000041352
LONG BEACH	S100943854	RPS INTERNATIONAL	ICTF TERMINAL OFF WILLOW ST		HAZNET	
LONG BEACH	S102360927	LA CITY ENERGY RECOVERY PROJECT (R	LONG BEACH AVE @ MARTIN LUTHER		SWF/LF	19 AR 1181
LONG BEACH	S102360798	SAN CARLOS DUMP	LONG BEACH FWY NEAR LA RIVER		SWF/LF	19 AA-5340
LONG BEACH	S102858616	ARCO - BURNETT ST VALVE BOX	103 ROUTE	90815	CA SLIC	97-011
LONG BEACH	S101539996	TEXACO - LONG BEACH OIL FIELD	SPRING STREET	90806	CA SLIC	100 315
LONG BEACH	S100926576	1X FOUR CORNERS PIPE LINE CO	TWO BLOCKS SOUTH OF WILLOW ST		HAZNET	
SIGNAL HILL	S102002420	TIPPIN PROPERTY	WILLOW AVENUE	90806	CA SLIC	90-60-34
SIGNAL HILL	S103097219	SIGNAL HILL PETROLEUM - WEST UNIT	WILLOW STREET	90806	CA SLIC	100 315

GEOCHECK VERSION 2.1

STATE DATABASE WELL INFORMATION

Water Wells:

Well Within 1/4 - 1/2 Mile of Target Property (Northern Quadrant)

Water System Information:

Prime Station Code	04S/12W-21M07 S	User ID	MET
FRDS Number Number	1910065012	County	Los Angeles
District Number	15	Station Type	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type	Well/Groundwater	Well Status	Active Raw
Source Lat/Long	334838 0 1180901 5	Precision	1,000 Feet (10 Seconds)
Source Name	CITIZENS WELL 07-A		
System Number	1910065		
System Name	LONG BEACH-CITY, WATER DEPT		
Organization That Operates System	1800 E WARDLOW ROAD LONG BEACH, CA 90807		
Pop Served	424276	Connections	85818
Area Served	LONG BEACH		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected	07/22/1987	Findings	800 PCI/L
Chemical	GROSS ALPHA COUNTING ERROR		
Sample Collected	07/22/1987	Findings	700 PCI/L
Chemical	GROSS BETA COUNTING ERROR		
Sample Collected	07/22/1987	Findings	46 000 UNITS
Chemical	COLOR		
Sample Collected	07/22/1987	Findings	300 000 UMHO
Chemical	SPECIFIC CONDUCTANCE		
Sample Collected	07/22/1987	Findings	8 690
Chemical	PH (LABORATORY)		
Sample Collected	07/22/1987	Findings	138 000 MG/L
Chemical	TOTAL ALKALINITY (AS CaCO3)		
Sample Collected	07/22/1987	Findings	168 000 MG/L
Chemical	BICARBONATE ALKALINITY		
Sample Collected	07/22/1987	Findings	23 400 MG/L
Chemical	CARBONATE ALKALINITY		
Sample Collected	07/22/1987	Findings	23 400 MG/L
Chemical	TOTAL HARDNESS (AS CaCO3)		
Sample Collected	07/22/1987	Findings	7 560 MG/L
Chemical	CALCIUM		
Sample Collected	07/22/1987	Findings	1 100 MG/L
Chemical	MAGNESIUM		
Sample Collected	07/22/1987	Findings	63 700 MG/L
Chemical	SODIUM		
Sample Collected	07/22/1987	Findings	540 MG/L
Chemical	POTASSIUM		
Sample Collected	07/22/1987	Findings	16 100 MG/L
Chemical	CHLORIDE		
Sample Collected	07/22/1987	Findings	550 MG/L
Chemical	FLUORIDE (TEMPERATURE DEPENDENT)		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected Chemical	12/18/1992 BICARBONATE ALKALINITY	Findings	200 000 MG/L
Sample Collected Chemical	12/18/1992 TOTAL HARDNESS (AS CaCO3)	Findings	32.000 MG/L
Sample Collected Chemical	12/18/1992 CALCIUM	Findings	8 700 MG/L
Sample Collected Chemical	12/18/1992 SODIUM	Findings	70 000 MG/L
Sample Collected Chemical	12/18/1992 CHLORIDE	Findings	9 900 MG/L
Sample Collected Chemical	12/18/1992 FLUORIDE (TEMPERATURE DEPENDENT)	Findings	.600 MG/L
Sample Collected Chemical	12/18/1992 SILICA	Findings	18 000 MG/L
Sample Collected Chemical	12/18/1992 TOTAL DISSOLVED SOLIDS	Findings	210 000 MG/L
Sample Collected Chemical	12/18/1992 TURBIDITY (LAB)	Findings	.150 NTU
Sample Collected Chemical	03/19/1993 GROSS ALPHA COUNTING ERROR	Findings	900 PCI/L
Sample Collected Chemical	03/19/1993 GROSS BETA COUNTING ERROR	Findings	700 PCI/L
Sample Collected Chemical	12/15/1993 GROSS ALPHA	Findings	- 2 680 PCI/L
Sample Collected Chemical	12/15/1993 GROSS ALPHA COUNTING ERROR	Findings	3 240 PCI/L
Sample Collected Chemical	12/15/1993 GROSS BETA COUNTING ERROR	Findings	2 370 PCI/L
Sample Collected Chemical	06/16/1994 GROSS ALPHA	Findings	2 560 PCI/L
Sample Collected Chemical	06/16/1994 GROSS ALPHA COUNTING ERROR	Findings	- 3.960 PCI/L
Sample Collected Chemical	06/16/1994 GROSS BETA COUNTING ERROR	Findings	- 3 910 PCI/L
Sample Collected Chemical	08/04/1995 SOURCE TEMPERATURE C	Findings	27 000 C
Sample Collected Chemical	08/04/1995 COLOR	Findings	97 000 UNITS
Sample Collected Chemical	08/04/1995 SPECIFIC CONDUCTANCE	Findings	340 000 UMHO
Sample Collected Chemical	08/04/1995 PH (LABORATORY)	Findings	8 510
Sample Collected Chemical	08/04/1995 TOTAL ALKALINITY (AS CaCO3)	Findings	150 000 MG/L
Sample Collected Chemical	08/04/1995 BICARBONATE ALKALINITY	Findings	173 000 MG/L

GEOCHECK VERSION 2.1

STATE DATABASE WELL INFORMATION

Sample Collected	07/11/1997	Findings	- 2 060 PCI/L
Chemical.	GROSS ALPHA COUNTING ERROR		
Sample Collected	07/11/1997	Findings	- 1 700 PCI/L
Chemical	GROSS BETA COUNTING ERROR		
Sample Collected	09/26/1997	Findings	2 050 PCI/L
Chemical	GROSS ALPHA		
Sample Collected	09/26/1997	Findings	- 1 500 PCI/L
Chemical	GROSS ALPHA COUNTING ERROR		
Sample Collected	09/26/1997	Findings.	- 1 830 PCI/L
Chemical	GROSS BETA COUNTING ERROR		
Sample Collected.	12/14/1997	Findings	3 020 PCI/L
Chemical	GROSS ALPHA		
Sample Collected	12/14/1997	Findings	1 640 PCI/L
Chemical	GROSS ALPHA COUNTING ERROR		
Sample Collected	12/14/1997	Findings	1 960 PCI/L
Chemical	GROSS BETA COUNTING ERROR		

Well Within 1/2 - 1 Mile of Target Property (Eastern Quadrant)

Water System Information:

Prime Station Code	04S/12W-28H06 S	User ID	MET
FRDS Number Number	1910065001	County	Los Angeles
District Number	15	Station Type	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type	Well/Groundwater	Well Status	Active Raw
Source Lat/Long	334800 0 1180800 0	Precision	Undefined
Source Name	ALAMITOS WELL 08		
System Number	1910065		
System Name	LONG BEACH-CITY, WATER DEPT		
Organization That Operates System	1800 E WARDLOW ROAD LONG BEACH, CA 90807		
Pop Served	424276	Connections	85818
Area Served	LONG BEACH		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected	09/22/1992	Findings	110 000 UG/L
Chemical	IRON		
Sample Collected	09/22/1992	Findings	1 100 UG/L
Chemical	1,1-DICHLOROETHANE		
Sample Collected	09/22/1992	Findings	12 000 UG/L
Chemical	1,1,1-TRICHLOROETHANE		
Sample Collected	09/22/1992	Findings	1 000 UG/L
Chemical	XYLENES (TOTAL)		
Sample Collected	09/22/1992	Findings	1 000 UG/L
Chemical	M,P-XYLENE		
Sample Collected	12/18/1992	Findings	120 000 UNITS
Chemical	COLOR		
Sample Collected	12/18/1992	Findings	350 000 UMHO
Chemical	SPECIFIC CONDUCTANCE		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected Chemical.	08/17/1995 ALUMINUM	Findings	52 000 UG/L
Sample Collected Chemical	08/17/1995 SOURCE TEMPERATURE C	Findings	31.000 C
Sample Collected Chemical	08/17/1995 COLOR	Findings	100 000 UNITS
Sample Collected Chemical	08/17/1995 SPECIFIC CONDUCTANCE	Findings.	362 000 UMHO
Sample Collected Chemical	08/17/1995 PH (LABORATORY)	Findings	8 220
Sample Collected Chemical	08/17/1995 TOTAL ALKALINITY (AS CaCO3)	Findings.	164.000 MG/L
Sample Collected Chemical	08/17/1995 BICARBONATE ALKALINITY	Findings	180 000 MG/L
Sample Collected Chemical	08/17/1995 CARBONATE ALKALINITY	Findings	9 900 MG/L
Sample Collected Chemical	08/17/1995 AMMONIA (NH3-N)	Findings	310 MG/L
Sample Collected Chemical	08/17/1995 TOTAL HARDNESS (AS CaCO3)	Findings	19 000 MG/L
Sample Collected Chemical	08/17/1995 CALCIUM	Findings	6 100 MG/L
Sample Collected Chemical	08/17/1995 MAGNESIUM	Findings	1 100 MG/L
Sample Collected Chemical	08/17/1995 SODIUM	Findings	78 000 MG/L
Sample Collected Chemical	08/17/1995 SODIUM ABSORPTION RATIO	Findings	10 900
Sample Collected Chemical	08/17/1995 POTASSIUM	Findings	3 800 MG/L
Sample Collected Chemical	08/17/1995 CHLORIDE	Findings	16 500 MG/L
Sample Collected Chemical	08/17/1995 FLUORIDE (TEMPERATURE DEPENDENT)	Findings	590 MG/L
Sample Collected Chemical	08/17/1995 SILICA	Findings	19 100 MG/L
Sample Collected Chemical	08/17/1995 TOTAL DISSOLVED SOLIDS	Findings	239 000 MG/L
Sample Collected Chemical	08/17/1995 LANGELIER INDEX @ 60 C	Findings	340
Sample Collected Chemical	08/17/1995 LANGELIER INDEX @ SOURCE TEMP	Findings	- 030
Sample Collected Chemical	08/17/1995 TURBIDITY (LAB)	Findings	470 NTU
Sample Collected Chemical	08/17/1995 BROMIDE	Findings	040 MG/L

GEOCHECK VERSION 2.1

STATE DATABASE WELL INFORMATION

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected	12/14/1984	Findings.	520 000 UMHO
Chemical	SPECIFIC CONDUCTANCE		
Sample Collected	12/14/1984	Findings	7 120
Chemical	PH (LABORATORY)		
Sample Collected.	12/14/1984	Findings	175 000 MG/L
Chemical	TOTAL ALKALINITY (AS CaCO3)		
Sample Collected	12/14/1984	Findings	214.000 MG/L
Chemical	BICARBONATE ALKALINITY		
Sample Collected	12/14/1984	Findings	159 000 MG/L
Chemical	TOTAL HARDNESS (AS CaCO3)		
Sample Collected	12/14/1984	Findings	53 000 MG/L
Chemical	CALCIUM		
Sample Collected	12/14/1984	Findings	7 000 MG/L
Chemical	MAGNESIUM		
Sample Collected	12/14/1984	Findings	48 000 MG/L
Chemical	SODIUM		
Sample Collected	12/14/1984	Findings	4 000 MG/L
Chemical	POTASSIUM		
Sample Collected	12/14/1984	Findings	35 000 MG/L
Chemical	CHLORIDE		
Sample Collected	12/14/1984	Findings	210 MG/L
Chemical	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected	12/14/1984	Findings	200 000 UG/L
Chemical	BARIUM		
Sample Collected	12/14/1984	Findings.	50 000 UG/L
Chemical	MANGANESE		
Sample Collected	12/14/1984	Findings	336 000 MG/L
Chemical	TOTAL DISSOLVED SOLIDS		
Sample Collected	07/25/1985	Findings	410 000 UMHO
Chemical	SPECIFIC CONDUCTANCE		
Sample Collected	07/25/1985	Findings	7 630
Chemical	PH (LABORATORY)		
Sample Collected	07/25/1985	Findings	168.000 MG/L
Chemical	TOTAL ALKALINITY (AS CaCO3)		
Sample Collected	07/25/1985	Findings	204 000 MG/L
Chemical	BICARBONATE ALKALINITY		
Sample Collected	07/25/1985	Findings	150 000 MG/L
Chemical	TOTAL HARDNESS (AS CaCO3)		
Sample Collected	07/25/1985	Findings	50.000 MG/L
Chemical	CALCIUM		
Sample Collected	07/25/1985	Findings	6 000 MG/L
Chemical	MAGNESIUM		
Sample Collected	07/25/1985	Findings	45 000 MG/L
Chemical	SODIUM		
Sample Collected	07/25/1985	Findings	4.000 MG/L
Chemical	POTASSIUM		

GEOCHECK VERSION 2.1

STATE DATABASE WELL INFORMATION

Sample Collected Chemical	09/23/1988 SPECIFIC CONDUCTANCE	Findings	540.000 UMHO
Sample Collected Chemical	09/23/1988 PH (LABORATORY)	Findings	7.690
Sample Collected Chemical	09/23/1988 TOTAL ALKALINITY (AS CaCO3)	Findings	179.900 MG/L
Sample Collected Chemical	09/23/1988 BICARBONATE ALKALINITY	Findings	219.400 MG/L
Sample Collected Chemical	09/23/1988 CARBONATE ALKALINITY	Findings	1.000 MG/L
Sample Collected Chemical	09/23/1988 TOTAL HARDNESS (AS CaCO3)	Findings	152.400 MG/L
Sample Collected Chemical	09/23/1988 CALCIUM	Findings	50.100 MG/L
Sample Collected Chemical	09/23/1988 MAGNESIUM	Findings	6.600 MG/L
Sample Collected Chemical	09/23/1988 SODIUM	Findings	56.000 MG/L
Sample Collected Chemical	09/23/1988 POTASSIUM	Findings	3.100 MG/L
Sample Collected Chemical	09/23/1988 CHLORIDE	Findings	26.600 MG/L
Sample Collected Chemical	09/23/1988 FLUORIDE (TEMPERATURE DEPENDENT)	Findings	400 MG/L
Sample Collected Chemical	09/23/1988 TOTAL DISSOLVED SOLIDS	Findings	306.600 MG/L
Sample Collected Chemical	09/23/1988 HYDROXIDE ALKALINITY	Findings	1.000 MG/L
Sample Collected Chemical	09/26/1988 ODOR THRESHOLD @ 60 C	Findings	3.000 TON
Sample Collected Chemical	09/26/1988 TURBIDITY (LAB)	Findings	400 NTU
Sample Collected Chemical	04/07/1989 SOURCE TEMPERATURE C	Findings	21.100 C
Sample Collected Chemical	04/07/1989 ODOR THRESHOLD @ 60 C	Findings	3.000 TON
Sample Collected Chemical	04/07/1989 SPECIFIC CONDUCTANCE	Findings	550.000 UMHO
Sample Collected Chemical	04/07/1989 FIELD PH	Findings	8.060
Sample Collected Chemical	04/07/1989 PH (LABORATORY)	Findings	8.060
Sample Collected Chemical	04/07/1989 TOTAL ALKALINITY (AS CaCO3)	Findings	176.200 MG/L
Sample Collected Chemical	04/07/1989 BICARBONATE ALKALINITY	Findings	214.900 MG/L

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected Chemical	04/27/1992 TOTAL ALKALINITY (AS CaCO3)	Findings	180 000 MG/L
Sample Collected Chemical	04/27/1992 BICARBONATE ALKALINITY	Findings	220.000 MG/L
Sample Collected Chemical	04/27/1992 CARBONATE ALKALINITY	Findings	2.200 MG/L
Sample Collected Chemical	04/27/1992 TOTAL HARDNESS (AS CaCO3)	Findings	153.000 MG/L
Sample Collected Chemical	04/27/1992 CALCIUM	Findings:	51 000 MG/L
Sample Collected Chemical	04/27/1992 MAGNESIUM	Findings.	6.300 MG/L
Sample Collected Chemical	04/27/1992 SODIUM	Findings	53 000 MG/L
Sample Collected Chemical	04/27/1992 POTASSIUM	Findings	3 100 MG/L
Sample Collected Chemical	04/27/1992 CHLORIDE	Findings	33 000 MG/L
Sample Collected Chemical	04/27/1992 FLUORIDE (TEMPERATURE DEPENDENT)	Findings.	380 MG/L
Sample Collected Chemical	04/27/1992 ARSENIC	Findings	13 000 UG/L
Sample Collected Chemical	04/27/1992 BARIUM	Findings	190 000 UG/L
Sample Collected Chemical	04/27/1992 MANGANESE	Findings	63 000 UG/L
Sample Collected Chemical	04/27/1992 TOTAL DISSOLVED SOLIDS	Findings	330 000 MG/L
Sample Collected Chemical	04/27/1992 LANGELIER INDEX @ SOURCE TEMP	Findings	900
Sample Collected Chemical	04/27/1992 HYDROXIDE ALKALINITY	Findings	270 MG/L
Sample Collected Chemical	04/27/1992 TURBIDITY (LAB)	Findings	200 NTU
Sample Collected Chemical	08/05/1993 GROSS ALPHA COUNTING ERROR	Findings	500 PCI/L
Sample Collected Chemical	10/28/1993 GROSS ALPHA COUNTING ERROR	Findings	1 100 PCI/L
Sample Collected Chemical	02/03/1994 GROSS ALPHA	Findings	1 400 PCI/L
Sample Collected Chemical	02/03/1994 GROSS ALPHA COUNTING ERROR	Findings	1 400 PCI/L
Sample Collected Chemical	04/28/1995 SPECIFIC CONDUCTANCE	Findings	530 000 UMHO
Sample Collected Chemical	04/28/1995 PH (LABORATORY)	Findings	8 100

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected Chemical	08/13/1996 MANGANESE	Findings	55.000 UG/L
Sample Collected Chemical	08/21/1996 MANGANESE	Findings	52.000 UG/L
Sample Collected Chemical	09/26/1996 MANGANESE	Findings.	53 000 UG/L
Sample Collected Chemical	10/24/1996 IRON	Findings	1500 000 UG/L
Sample Collected. Chemical	10/24/1996 MANGANESE	Findings	85.000 UG/L
Sample Collected Chemical	11/05/1996 MANGANESE	Findings	62.000 UG/L
Sample Collected Chemical	12/04/1996 MANGANESE	Findings	59.000 UG/L
Sample Collected Chemical.	01/23/1997 MANGANESE	Findings	50 000 UG/L
Sample Collected Chemical	01/23/1997 MANGANESE	Findings.	50.000 UG/L
Sample Collected Chemical	02/24/1997 IRON	Findings	180 000 UG/L
Sample Collected Chemical	02/24/1997 MANGANESE	Findings	63 000 UG/L
Sample Collected Chemical	03/24/1997 MANGANESE	Findings	53 000 UG/L
Sample Collected Chemical	06/09/1997 MANGANESE	Findings	60 000 UG/L
Sample Collected Chemical	07/07/1997 MANGANESE	Findings	59.500 UG/L
Sample Collected Chemical	08/04/1997 GROSS ALPHA COUNTING ERROR	Findings	1 030 PCI/L
Sample Collected Chemical	08/04/1997 MANGANESE	Findings	54 100 UG/L
Sample Collected Chemical	09/08/1997 IRON	Findings	118.000 UG/L
Sample Collected Chemical	09/08/1997 MANGANESE	Findings	65.100 UG/L
Sample Collected Chemical	11/03/1997 IRON	Findings	239 000 UG/L
Sample Collected Chemical	11/03/1997 MANGANESE	Findings	69 000 UG/L

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard

FEDERAL ASTM RECORDS:

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source EPA

Telephone 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version 08/27/98

Date of Data Arrival at EDR 09/03/98

Date Made Active at EDR 10/06/98

Elapsed ASTM days 33

Database Release Frequency: Quarterly

Date of Last EDR Contact 08/27/98

ERNS: Emergency Response Notification System

Source EPA/NTIS

Telephone 202-260-2342

Emergency Response Notification System ERNS records and stores information on reported releases of oil and hazardous substances

Date of Government Version: 06/30/98

Date of Data Arrival at EDR 07/14/98

Date Made Active at EDR 07/20/98

Elapsed ASTM days 6

Database Release Frequency: Quarterly

Date of Last EDR Contact 07/10/98

NPL: National Priority List

Source EPA

Telephone 703-603-8852

National Priorities List (Superfund) The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version 03/06/98

Date of Data Arrival at EDR 06/09/98

Date Made Active at EDR 07/09/98

Elapsed ASTM days 30

Database Release Frequency: Semi-Annually

Date of Last EDR Contact 09/21/98

RCRIS: Resource Conservation and Recovery Information System

Source EPA/NTIS

Telephone 800-424-9346

Resource Conservation and Recovery Information System RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version 07/01/98

Date of Data Arrival at EDR 08/27/98

Date Made Active at EDR 10/06/98

Elapsed ASTM days 40

Database Release Frequency: Semi-Annually

Date of Last EDR Contact 08/14/98

CORRACTS: Corrective Action Report

Source EPA

Telephone 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity

Date of Government Version 12/15/97

Date of Data Arrival at EDR 01/05/98

Date Made Active at EDR 02/02/98

Elapsed ASTM days 28

Database Release Frequency: Semi-Annually

Date of Last EDR Contact 08/14/98

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PADS: PCB Activity Database System

Source EPA

Telephone 202-260-3936

PCB Activity Database PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities

Date of Government Version: 09/22/97

Database Release Frequency Semi-Annually

Date of Last EDR Contact: 08/18/98

Date of Next Scheduled EDR Contact 11/16/98

RAATS: RCRA Administrative Action Tracking System

Source EPA

Telephone 202-564-4104

RCRA Administration Action Tracking System RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA For administration actions after September 30, 1995, data entry in the RAATS database was discontinued EPA will retain a copy of the database for historical records It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version 04/17/95

Database Release Frequency No Update Planned

Date of Last EDR Contact 09/14/98

Date of Next Scheduled EDR Contact 12/14/98

ROD: Records Of Decision

Source NTIS

Telephone 703-416-0223

Record of Decision ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup

Date of Government Version 03/31/95

Database Release Frequency Annually

Date of Last EDR Contact 10/09/98

Date of Next Scheduled EDR Contact 01/18/99

TRIS: Toxic Chemical Release Inventory System

Source EPA/NTIS

Telephone 202-260-1531

Toxic Release Inventory System TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313

Date of Government Version 12/31/95

Database Release Frequency Annually

Date of Last EDR Contact 09/28/98

Date of Next Scheduled EDR Contact 12/28/98

TSCA: Toxic Substances Control Act

Source EPA/NTIS

Telephone 202-260-1444

Toxic Substances Control Act TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list It includes data on the production volume of these substances by plant site USEPA has no current plan to update and/or re-issue this database

Date of Government Version 12/31/94

Database Release Frequency Annually

Date of Last EDR Contact 07/22/98

Date of Next Scheduled EDR Contact 10/26/98

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NOTIFY 65: Proposition 65

Source State Water Resources Control Board

Telephone 916-657-0696

Proposition 65 Notification Records NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk

Date of Government Version 10/21/93

Date Made Active at EDR 11/19/93

Database Release Frequency No Update Planned

Date of Data Arrival at EDR 11/01/93

Elapsed ASTM days 18

Date of Last EDR Contact 07/22/98

SWF/LF (SWIS): Solid Waste Information System

Source Integrated Waste Management Board

Telephone 916-255-4035

Active, Closed and Inactive Landfills SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites

Date of Government Version 01/01/98

Date Made Active at EDR 04/13/98

Database Release Frequency Quarterly

Date of Data Arrival at EDR 03/17/98

Elapsed ASTM days 27

Date of Last EDR Contact 09/22/98

TOXIC PITS: Toxic Pits

Source State Water Resources Control Board

Telephone 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed

Date of Government Version 07/01/95

Date Made Active at EDR 09/26/95

Database Release Frequency No Update Planned

Date of Data Arrival at EDR 08/30/95

Elapsed ASTM days 27

Date of Last EDR Contact 08/12/98

CA UST:

UST: Hazardous Substance Storage Container Database

Source State Water Resources Control Board

Telephone 916-227-4408

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data

Date of Government Version 10/15/90

Date Made Active at EDR 02/12/91

Database Release Frequency No Update Planned

Date of Data Arrival at EDR 01/25/91

Elapsed ASTM days 18

Date of Last EDR Contact 10/19/98

FID: Facility Inventory Database

Source California Environmental Protection Agency

Telephone 916-445-6532

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data

Date of Government Version 10/31/94

Date Made Active at EDR 09/29/95

Database Release Frequency No Update Planned

Date of Data Arrival at EDR 09/05/95

Elapsed ASTM days 24

Date of Last EDR Contact 09/28/98

WMUDS/SWAT: Waste Management Unit Database

Source State Water Resources Control Board

Telephone 916-227-4448

Waste Management Unit Database System WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information

Date of Government Version 03/11/98

Date Made Active at EDR 05/21/98

Database Release Frequency Quarterly

Date of Data Arrival at EDR 04/23/98

Elapsed ASTM days 28

Date of Last EDR Contact 09/08/98

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CALIFORNIA COUNTY RECORDS

ALAMEDA COUNTY:

Underground Tanks

Source Alameda County Environmental Health Services
Telephone 510-567-6700

Date of Government Version 04/01/98
Database Release Frequency Semi-Annually

Date of Last EDR Contact 07/27/98
Date of Next Scheduled EDR Contact 11/02/98

Local Oversight Program Listing of UGT Cleanup Sites

Source Alameda County Environmental Health Services
Telephone 510-567-6700

Date of Government Version 10/01/97
Database Release Frequency Semi-Annually

Date of Last EDR Contact 07/27/98
Date of Next Scheduled EDR Contact 11/02/98

CONTRA COSTA COUNTY:

SL: Site List

Source Contra Costa Health Services Department
Telephone 510-646-2286

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs

Date of Government Version 05/02/97
Database Release Frequency Semi-Annually

Date of Last EDR Contact 08/12/98
Date of Next Scheduled EDR Contact 11/09/98

KERN COUNTY:

UST: Sites & Tanks Listing

Source Kern County Environment Health Services Department
Telephone 805-862-8700
Kern County Sites and Tanks Listing

Date of Government Version 04/21/98
Database Release Frequency Quarterly

Date of Last EDR Contact 07/13/98
Date of Next Scheduled EDR Contact 12/07/98

LOS ANGELES COUNTY:

HMS: Street Number List

Source Department of Public Works
Telephone 626-458-3517
Industrial Waste and Underground Storage Tank Sites

Date of Government Version 03/31/98
Database Release Frequency Semi-Annually

Date of Last EDR Contact 07/13/98
Date of Next Scheduled EDR Contact 10/12/98

SWF/LF: List of Solid Waste Facilities

Source La County Department of Public Works
Telephone 818-458-5185

Date of Government Version 01/31/96
Database Release Frequency Annually

Date of Last EDR Contact 09/03/98
Date of Next Scheduled EDR Contact 11/24/98

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PLACER COUNTY:

MS: Master List of Facilities

Source Placer County Health and Human Services

Telephone. 530-889-7335

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version 01/13/98

Database Release Frequency Semi-Annually

Date of Last EDR Contact 09/28/98

Date of Next Scheduled EDR Contact 12/28/98

RIVERSIDE COUNTY:

LUST: Listing of Underground Tank Cleanup Sites

Source Department of Public Health

Telephone. 909-358-5055

Riverside County Underground Storage Tank Cleanup Sites (LUST)

Date of Government Version. 01/21/98

Database Release Frequency Quarterly

Date of Last EDR Contact 07/22/98

Date of Next Scheduled EDR Contact 10/26/98

UST: Tank List

Source Health Services Agency

Telephone 909-358-5055

Date of Government Version 01/14/98

Database Release Frequency Quarterly

Date of Last EDR Contact 07/22/98

Date of Next Scheduled EDR Contact 10/26/98

SACRAMENTO COUNTY:

Toxsite List

Source Sacramento County Environmental Management

Telephone 916-875-8450

Date of Government Version 02/02/98

Database Release Frequency Quarterly

Date of Last EDR Contact 08/21/98

Date of Next Scheduled EDR Contact 11/09/98

ML: Regulatory Compliance Master List

Source Sacramento County Environmental Management

Telephone 916-875-8450

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators

Date of Government Version 01/06/98

Database Release Frequency Quarterly

Date of Last EDR Contact 08/21/98

Date of Next Scheduled EDR Contact 11/09/98

SAN BERNARDINO COUNTY:

DEHS Permit System Print-Out By Location

Source San Bernardino County Fire Department Hazardous Materials Division

Telephone 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers

Date of Government Version 07/20/98

Database Release Frequency Quarterly

Date of Last EDR Contact 09/14/98

Date of Next Scheduled EDR Contact 12/14/98

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SANTA CLARA COUNTY:

LUST: Fuel Leak Site Activity Report

Source Santa Clara Valley Water District
Telephone 408-927-0710

Date of Government Version 04/01/98
Database Release Frequency Quarterly

Date of Last EDR Contact 10/06/98
Date of Next Scheduled EDR Contact 01/04/99

SOLANO COUNTY:

LUST: Leaking Underground Storage Tanks

Source Solano County Department of Environmental Management
Telephone 707-421-6770

Date of Government Version 04/16/98
Database Release Frequency Quarterly

Date of Last EDR Contact 08/24/98
Date of Next Scheduled EDR Contact 11/23/98

UST: Underground Storage Tanks

Source Solano County Department of Environmental Management
Telephone 707-421-6770

Date of Government Version 04/16/98
Database Release Frequency Quarterly

Date of Last EDR Contact 08/24/98
Date of Next Scheduled EDR Contact 11/23/98

SONOMA COUNTY:

LUST Sites

Source Department of Health Services
Telephone 707-525-6565

Date of Government Version 01/09/98
Database Release Frequency Quarterly

Date of Last EDR Contact 10/05/98
Date of Next Scheduled EDR Contact 01/05/99

SUTTER COUNTY:

UST: Underground Storage Tanks

Source Sutter County Department of Agriculture
Telephone 530-741-7504

Date of Government Version 09/18/97
Database Release Frequency Semi-Annually

Date of Last EDR Contact 10/13/98
Date of Next Scheduled EDR Contact 01/11/99

VENTURA COUNTY:

BWT: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Source Ventura County Environmental Health Division
Telephone 805-654-2813

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version 06/29/98
Database Release Frequency Quarterly

Date of Last EDR Contact 09/21/98
Date of Next Scheduled EDR Contact 12/21/98

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation

Source California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220

Date of Government Version: 06/30/98
Database Release Frequency Quarterly

Date of Last EDR Contact 10/13/98
Date of Next Scheduled EDR Contact 11/30/98

LUST REG 2: Fuel Leak List

Source California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone 510-286-0457

Date of Government Version 01/22/98
Database Release Frequency Quarterly

Date of Last EDR Contact 08/19/98
Date of Next Scheduled EDR Contact 10/19/98

LUST REG 3: LUSTIS Database

Source California Regional Water Quality Control Board Central Coast Region (3)
Telephone 805-549-3147

Date of Government Version 03/12/98
Database Release Frequency Quarterly

Date of Last EDR Contact 08/25/98
Date of Next Scheduled EDR Contact 11/23/98

LUST REG 4: Underground Storage Tank Leak List

Source California Regional Water Quality Control Board Los Angeles Region (4)
Telephone 213-266-7544

Date of Government Version 04/20/98
Database Release Frequency Quarterly

Date of Last EDR Contact 10/05/98
Date of Next Scheduled EDR Contact 01/04/99

LUST REG 5: Leaking Underground Storage Tank Database

Source California Regional Water Quality Control Board Central Valley Region (5)
Telephone 916-255-3125

Date of Government Version 07/22/98
Database Release Frequency Quarterly

Date of Last EDR Contact 10/13/98
Date of Next Scheduled EDR Contact 01/11/99

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source California Regional Water Quality Control Board Lahontan Region (6)
Telephone 916-542-5424

Date of Government Version 04/01/98
Database Release Frequency Quarterly

Date of Last EDR Contact 10/14/98
Date of Next Scheduled EDR Contact 01/11/99

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone 760-346-7491

Date of Government Version 11/12/97
Database Release Frequency Quarterly

Date of Last EDR Contact 07/27/98
Date of Next Scheduled EDR Contact 11/02/98

LUST REG 7: Leaking Underground Storage Tank Case Listing

Source California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone 760-346-7491

Date of Government Version 11/12/97
Database Release Frequency Semi-Annually

Date of Last EDR Contact 08/31/98
Date of Next Scheduled EDR Contact 11/30/98

LUST REG 8: (LUSTIS) Leaking Underground Storage Tanks

Source California Regional Water Quality Control Board Santa Ana Region (8)
Telephone 909-782-4498

Date of Government Version 04/08/98
Database Release Frequency Semi-Annually

Date of Last EDR Contact 10/14/98
Date of Next Scheduled EDR Contact 10/12/98

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC REG 1: Active Toxic Site Investigations

Source California Regional Water Quality Control Board, North Coast Region (1)
Telephone 707-576-2220

Date of Government Version 06/30/98
Database Release Frequency Semi-Annually

Date of Last EDR Contact 10/13/98
Date of Next Scheduled EDR Contact 11/30/98

SLIC REG 2: North and South Bay Slc Report

Source Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater

Date of Government Version 05/20/98
Database Release Frequency Quarterly

Date of Last EDR Contact 08/19/98
Date of Next Scheduled EDR Contact 10/19/98

SLIC REG 3: SLIC Data

Source California Regional Water Quality Control Board Central Coast Region (3)
Telephone 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater

Date of Government Version 12/12/97
Database Release Frequency Semi-Annually

Date of Last EDR Contact 08/25/98
Date of Next Scheduled EDR Contact 11/23/98

SLIC REG 4: SLIC Sites

Source Region Water Quality Control Board Los Angeles Region (4)
Telephone 213-266-7544

Any contaminated site that impacts groundwater or has the potential to impact groundwater

Date of Government Version 07/01/98
Database Release Frequency Quarterly

Date of Last EDR Contact 10/05/98
Date of Next Scheduled EDR Contact 01/04/99

SLIC REG 5: SLIC List

Source Regional Water Quality Control Board Central Valley Region (5)
Telephone 916-855-3075

Unregulated sites that impact groundwater or have the potential to impact groundwater

Date of Government Version 04/01/98
Database Release Frequency Semi-Annually

Date of Last EDR Contact 10/14/98
Date of Next Scheduled EDR Contact 01/11/99

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source Regional Water Quality Control Board, Victorville Branch
Telephone 619-241-6583

Date of Government Version 09/23/97
Database Release Frequency Semi-Annually

Date of Last EDR Contact 10/16/98
Date of Next Scheduled EDR Contact 01/11/99

SLIC REG 8: SLIC List

Source California Region Water Quality Control Board Santa Ana Region (8)
Telephone 909-782-3298

Date of Government Version 10/31/97
Database Release Frequency Semi-Annually

Date of Last EDR Contact 10/13/98
Date of Next Scheduled EDR Contact 01/11/99

SLIC REG 9: WDS NURD List

Source California Regional Water Quality Control Board San Diego Region (9)
Telephone 619-467-2980

Date of Government Version 11/21/96
Database Release Frequency Annually

Date of Last EDR Contact 09/10/98
Date of Next Scheduled EDR Contact 12/07/98

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Area Radon Information: The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary, data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones: Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers and nursing homes - where individuals who are sensitive receptors are likely to be located.

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1996 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in March 1997 from the U.S. Fish and Wildlife Service.

Epicenters: World earthquake epicenters, Richter 5 or greater.
Source: Department of Commerce, National Oceanic and Atmospheric Administration.

Water Dams: National Inventory of Dams.
Source: Federal Emergency Management Agency.
Telephone: 202-646-2801.
National computer database of more than 74,000 dams maintained by the Federal Emergency Management Agency.

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United States Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2 and 6

Source: Department of Conservation

Telephone: 916-323-1779

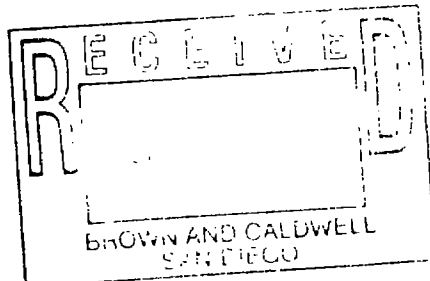
APPENDIX G
GROUNDWATER WELL INFORMATION



LONG BEACH WATER DEPARTMENT
A Class 1 Water Utility

January 6, 1999

Ms. Judy Shiple
Brown & Caldwell
9040 Friars Road, Suite 200
San Diego, CA 92108



ROBERT W. COLE, General Manager

Dear Ms. Shiple,

This letter is in response to your January 6, 1999 request for information concerning the water wells owned and operated by the Long Beach Water Department (LBWD) that are within a one mile radius of the intersection of Willow Street and Grand Avenue. The Alamitos 8, 9 and 13, Citizens 7A and 10, and Development 5 Water Wells are all located within the area described.

The specific information on each well is as follows:

Well Name:	Alamitos 8
DWR No.:	04S/12W-28H06
LA Co. No.:	460C
Location:	700 feet north of Stearns Street 620 feet west of Argonne Avenue
Year Drilled:	1923
Depth:	982'
Screen Intervals:	515'-528', 542'-635', 796'-978'
Use:	Drinking Water Production
Pumping Rate:	1,300 gpm
Well Name:	Alamitos 9
DWR No.:	04S/12W-28H01
LA Co. No.:	460A
Location:	1,230 feet north of Stearns Street 610 feet west of Argonne Avenue
Year Drilled:	1923
Depth:	1,152'
Screen Intervals:	804'-868', 898'-920', 1086'-1130', 1148'-1152'
Use:	Drinking Water Production
Pumping Rate:	1,800 gpm

Ms. Judy Shiple
January 6, 1999
Page 2

Well Name: Alamitos 13
DWR No.: 04S/12W-28H12
LA Co. No.: 460S
Location: 1,225 feet north of Stearns Street
90 feet west of Argonne Avenue
Year Drilled: 1947
Depth: 1,030'
Screen Intervals: 559'-670', 847'-902'
Use: Drinking Water Production
Pumping Rate: 800 gpm

Well Name: Citizens 7A
DWR No.: 04S/12W-21M07
LA Co. No.: 948E
Location: 150 feet south of Spring Street CL
150 feet east of Redondo Avenue CL
Year Drilled: 1986
Depth: 910'
Screen Intervals: 300' to 898'
Use: Drinking Water Production
Pumping Rate: 2,400 gpm

Well Name: Citizens 10
DWR No.: 04S/12W-20K01
LA Co. No.: 948F
Location: 2939 Airport Way (south west corner of
Spring Street and Airport Way)
Year Drilled: 1992
Depth: 1,000'
Screen Intervals: 300' to 988'
Use: Drinking Water Production
Pumping Rate: 3,200 gpm

Ms. Judy Shiple
January 6, 1999
Page 3

Well Name: Development 5
DWR No.: 04S/12W-20G01
LA Co. No.: 948A
Location: 1,200 feet south of Wardlow Road
2,500 feet east of Cherry Avenue
Year Drilled: 1924
Depth: 1,016 feet
Screen Intervals: 267' to 990'
Use: Drinking Water Production
Pumping Rate: 1,800 gpm

The static water level for these wells in November, 1998 were as follows:

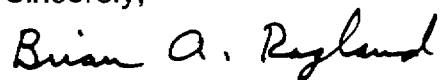
<u>Well Name</u>	<u>Static Level</u>
Alamitos 8	58'
Alamitos 9	56'
Alamitos 13	N/A
Citizen's 7A	81'
Citizen's 10	74'
Development 5	80'

All of our drinking water production wells produce water that is treated at our groundwater treatment facility located in the City of Long Beach, at the corner of Redondo Avenue and Spring Street.

For information concerning wells in this area that are not owned by the City of Long Beach, please contact the Hydrology Records Public Counter at the Los Angeles County Department of Public Works, (818) 458-6120.

If you require water quality information, please Contact Dr. Robert Cheng, our Water Quality and Process Manager, at (562) 570-2487. If you have any other questions concerning our water wells, please contact me at (562) 570-2486.

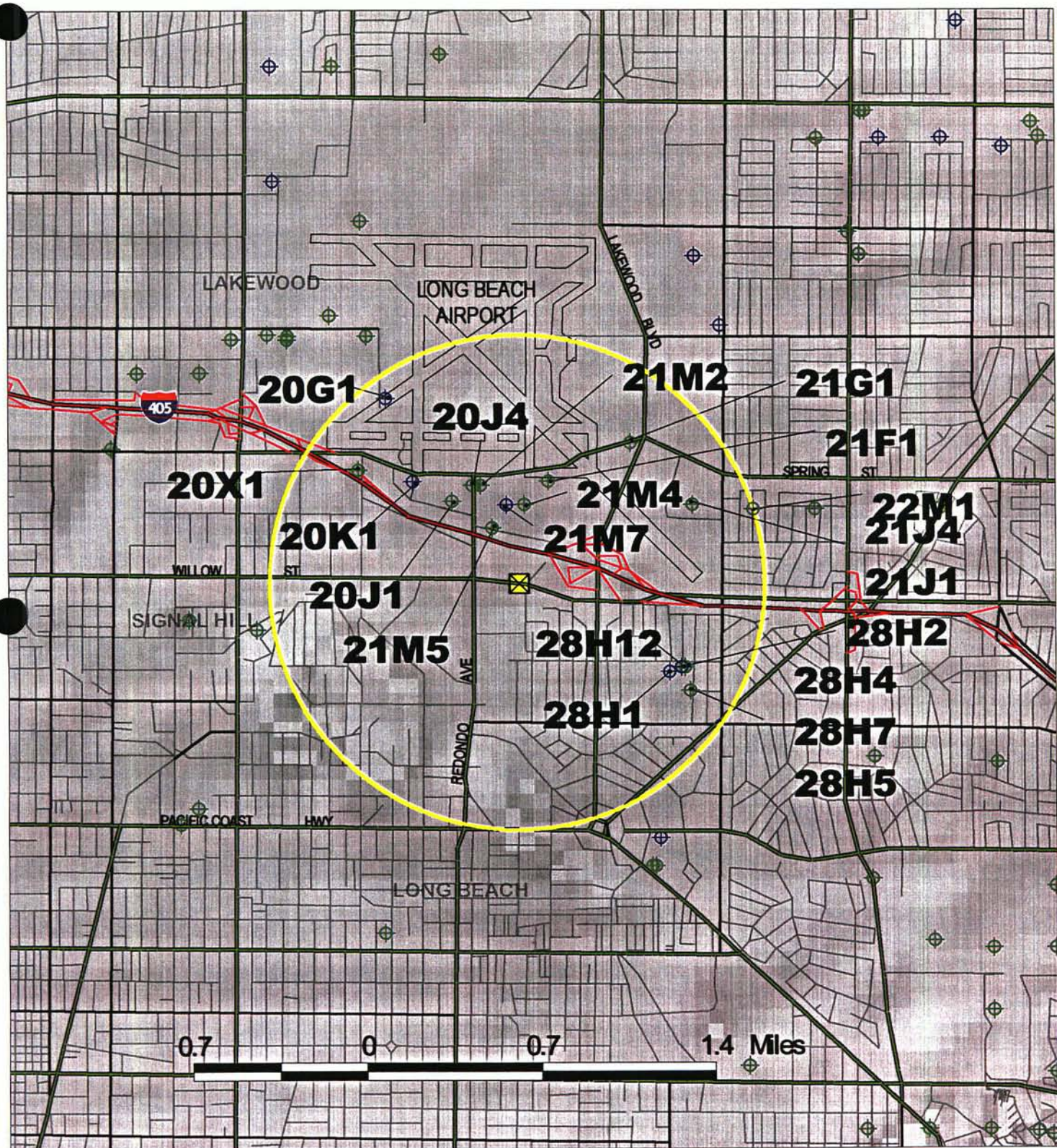
Sincerely,



Brian A. Ragland, P.E.
Manager, Engineering

cc: Diem Vuong, LBWD
Robert Cheng, LBWD

WELLS WITHIN 1 MILE OF 3800 WILLOW ST. Long Beach, California



Legend

- 1 mile radius from site
- Active production wells
- Other wells
- Site: 3800 Willow St, Long Beach

Active production wells are those which pumped between 10/1/96 and 9/30/97. Well locations are approximate and should be field checked before basing decisions on this information.



WRD
WATER REPLENISHMENT DISTRICT
OF SOUTHERN CALIFORNIA

Well Info DB

Primary Tables	Field	Field Description	Type	Size	Keep	New
WELL_MASTERID	WRD_ID	Unique ID for WRD use	Long Inte	4	Yes	Yes
	SN_Long	Format mainly used by WRD (2S/13W-22L01S)	Text	20	Yes	No
	SN_Short	Tract and Number of well for mapping purposes (22L01)	Text	5	Yes	No
	SN_USGS	State number, long format (002S003W22L001S)	Text	15	Yes	No
	Rec_No	Recordation Number (1909013)	Long	4	Yes	Yes
	DPW_ID	LA County (DPW) number, used in WRD WLDB (1035AA)	Text	10	Yes	No
	BP_ID	Barrier Projects Well Numbers (24C '220)	Text	8	Yes	No
	Owner_No	Owner-Assigned Well Name (WIL2)	Text	10	Yes	No
	AKA1	Other Name 1(WIL2_2)	Text	7	Yes	No
	AKA2	Other Name 2(Wilmington2_2)	Text	15	Yes	No
	AKA3	Other Name 3(WIL2)	Text	30	Yes	No
	SITE_ID	USGS latlongseq, used in USGS WQDB (3359431'8042247)	Text	15	Yes	No
	Wells_All_ID	Link to coverage	Text	5	No	No
	Well_Type	Type of Well, see supporting table	Text	5	Yes	No
	Well_Use	Use of well, see supporting table	Text	3	Yes	No
	Well_Status	Status of well, see supporting table	Text	5	Yes	No
	Well_Owner	Code of Owner Names (expanded alpha numbers)	Text	10	Yes	Yes
	Sys_No	Water System to which well is connected	Text	7	Yes	Yes
	Basin	Basin where well is located (CB, WB, SMB, SGB OC SFB)	Text	3	Yes	Yes

Well Info DB

Primary Tables	Field	Field Description	Type	Size	Keep	New
WELL_CONSTR	WRD_ID	Unique ID for WRD use	long Integ	4	Yes	Yes
	SN_Long	State number	Text	20	No	No
	DPW_ID	LA County well number	Text	8	No	No
	Constr_YYYY	Year of well construction, or if rehabed prior to change in well use	Text	4	Yes	Yes
	Constr_MMDD	Month and Day of well construction	Text	4	Yes	Yes
	Destr_YYYY	Date of well destruction (1994)	Text	4	Yes	Yes
	Destr_MMDD	Month and Day of well destruction (0130)	Text	4	Yes	Yes
	LSE	Land Surface Elevation (MSL)	Single	4	Yes	No
	LSE_Acc	Land Surface Elevation Accuracy, see Accuracy table	Text	1	Yes	Yes
	RP	Reference Point Code, see RP table	Text	1	Yes	Yes
	RPE	Reference Point Elevation (MSL)	Single	4	Yes	No
	RPE_Acc	Reference Point Elevation Accuracy, see Accuracy table	Text	1	Yes	Yes
	Depth_Bore	Total depth of well bore hole (feet)	Single	4	Yes	Yes
	Bore_Diam	Diameter of borehole (inches)	Single	4	Yes	No
	Depth_Well	Total depth of well casing (feet)	Single	4	Yes	No
	Casing_diam	Diameter of casing (inches)	Single	4	Yes	No
	Xbop	Absolute known bottom of well (feet)	Single	4	Yes	No
	Top	Depth to topmost point of perforations (feet)	Single	4	Yes	No
	Bop	Depth to bottom-most point of all perforations (feet)	Single	4	Yes	No
	Multi-perf	Number of perforations total per well site	Integer	2	Yes	No
	Perf_Len	Cumulative feet of perforations in well	Single	4	Yes	Yes
	Aquifer	All aquifers perforated by well see supporting table	Text	30	Yes	Yes
	Zone	USGS Model zone layer zones hydraulically defined, see support	Text	1	Yes	Yes
	Log_Avail	Drilling log available (Y)es, (N)o (U)known	Text	1	Yes	Yes
	Elog_Avail	E Log available (Y)es, (N)o (U)known	Text	1	Yes	Yes
	Log_Type	Other well logs available, and source see supporting table	Text	3	Yes	No
	Casing_type	Casing material, PVC, steel see supporting table	Text	1	Yes	Yes
	Drill_Type	Rotary, cable, etc	Integer	2	Yes	Yes
	Gravel_Pack	(Y)es, (N)o, (U)known	Text	1	Yes	Yes
	Sar_Seal	(Y)es, (N)o, (U)known	Text	1	Yes	Yes
	Notes	ID reference to notes on well construction	Long	4	Yes	Yes
	Data_Src	Source of data, see supporting Data_Source table	Text	3	Yes	No
	Data_Verify	Source that verified constr info see Data_Verify table	Text	3	Yes	Yes

Other fields:

Source: Indicates source of well location information.

GWSI= Ground Water Resources division of USGS.

LAPDW=LA Dept. of Water and Power

USGS= US Geological Survey

Method: Indicates how well locations were entered into the GIS.

LATLON=The source agency had a lat long location for the well.

QQPTS= The lat long locations were estimated from the state well number's reference to the Township Range and Section.

Lat: latitude

Long: longitude

Note:

Well locations on the map(s) are labeled with the "SN_SHORT" field.

Not all fields listed in the data dictionary are populated at this time. All relevant fields that are currently populated have been included

SN USGS	SN SHORT	DPW ID	"Source"	"Method"	"Lat"
004S012W20G001S	20G1	948A	GWSI	LATLON	334854
004S012W20J001S	20J1	948B	LADPW	QQPTS	334833
004S012W20J004S	20J4		GWSI	LATLON	334836
004S012W21F001S	21F1	958B	GWSI	LATLON	334837
004S012W21G001S	21G1	958	LADPW	QQPTS	334845
004S012W21J001S	21J1	968E	LADPW	QQPTS	334832
004S012W21J004S	21J4	948D	LADPW	QQPTS	334832
004S012W21M002S	21M2	948C	GWSI	LATLON	334836
004S012W21M003S	21M3	959	LADPW	QQPTS	334832
004S012W21M004S	21M4	959B	GWSI	LATLON	334832
004S012W21M005S	21M5	959A	GWSI	LATLON	334827
004S012W22M001S	22M1	968B	LADPW	QQPTS	334832
004S012W28H001S	28H1	460A	GWSI	LATLON	334757
004S012W28H002S	28H2	460B	GWSI	LATLON	334758
004S012W28H004S	28H4	460E	LADPW	QQPTS	334753
004S012W28H005S	28H5	460G	LADPW	QQPTS	334753
004S012W28H007S	28H7	460F	LADPW	QQPTS	334753
004S012W28H012S	28H12	460S	GWSI	LATLON	334758
004S012W21M007S	21M7		USGS	LATLON	334832
004S012W20K001S	20K1		USGS-G	LATLON	334837

Long	Constr_YYYY	Destr_YYYY	LSE	RP	RPE
1180923	0		45	G	44.9
1180907	0		38	D	38
1180902	0		0		0
1180843	0		31	G	33.9
1180822	0		29.4	B	29.4
1180806	0		25.2	B	23.6
1180806	0		36	C	38.2
1180900	0		35.5	F	35.5
1180853	0		35	A	35
1180848	0		30	G	29.9
1180857	0		36.5	E	37.9
1180751	0		25	C	27.7
1180811	0		22	D	24
1180808	0		22.5	E	22.5
1180806	0		24	A	24
1180806	0		22	A	22
1180806	0		23.4	B	23.4
1180809	0		21.3	F	23.2
1180853			0		0
1180917			0		0

Depth_Bore	Bore_Diam	Depth_Well	Casing_Diam	Xbop	TOP
0	0	970	26	970	390
0	0	0	14	0	0
0	0	2188	0	2188	360
0	0	860	12	860	800
0	0	339	10	339	0
0	0	80	2	80	70
0	0	2360	16	2188	360
0	0	600	26	600	309
0	0	0	12	0	0
0	0	792	14	792	467
0	0	610	26	610	208
0	0	122	8	122	0
0	0	1184	26	1148	768
0	0	902	12	902	559
0	0	505	16	470	163
0	0	949	12	949	0
0	0	500	16	494	170
0	0	902	26	902	559
0	0	0	0	0	0
0	0	0	0	0	0

BOP	Data Src	Well Use	Well Type	Well Status	Well Owner
970	GWS	PROD		A	2910
0	PW1				
2188	GWS				
860	GWS				
0	PW1				
80	PW1				
2188	PW1				
600	GWS				
0	PW1				
792	GWS				
610	GWS				
0	PW1				
1148	GWS	PROD		A	2910
902	GWS				
470	PW1				
0	PW1				
494	PW1				
902	GWS	PROD		A	2910
0		PROD		A	2910
0		PROD		A	2910